

Preliminary Site Investigation

Shoalhaven Hospital Redevelopment

8202118201



Prepared for
NSW Health Infrastructure

30 June 2021

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Executive Summary

Cardno (NSW/ ACT) Pty Ltd was engaged by Johnstff on behalf of NSW Health Infrastructure to undertake a Preliminary Site Investigation (PSI) of the Shoalhaven District Memorial Hospital located along Shoalhaven Street, Nowra NSW and identified as Lot 104 DP1165533, Lot 7034 DP 1031852, and part-lot Lot 373 DP755952. The PSI is being prepared as part of a broader suite of geotechnical and contamination investigation works by Cardno to support the concept design process, contract number - HI20600 – Shoalhaven Hospital Redevelopment provided to Cardno September 2020.

The Site location and regional context is shown in **Figure 1** and **Figure 2** in **Appendix A**. Current land uses are limited to medical facilities and associated infrastructure, a daycare/pre-school and public recreation.

The purpose of this investigation was to undertake a PSI to identify potential contaminants sources and contaminated materials at and surrounding the Site, and to identify constraints that may require consideration during the concept design process. The objective of the PSI is to assess whether contamination has the potential to exist on the Site and whether further investigation is needed to confirm the nature and extent of potential contamination.

A scope of work was undertaken which included a site walkover by an experienced environmental professional, a desktop review of site history sources and preparation of this report.

The site history review and walkover revealed three Areas of Environmental Concern (AECs):

- > AEC 1: Filling / Mounding / Tipping within the site
- > AEC 2: Soils surrounding maintenance shed
- > AEC 3: Structures constructed pre-1990

AEC 1 refers to the fill areas along the western ridge line, surrounding the helicopter pad and the turning circle at the northern extent of the site. The quality, quantity or origin of fill was difficult to assess due to vegetation, grass cover and hardstand surfaces without an intrusive assessment. The amount of filling is considered to be minor based upon site observations such as the absence of anthropogenic material in surface material, inferred shallow depth to rock and site history, however there is potential for unidentified contamination and these materials should be assessed further.

Soils surrounding the maintenance shed (AEC 2) and potentially hazardous building materials from structures constructed pre-1990 (AEC 3) are also difficult to determine the contamination risk without an intrusive assessment and hazardous building materials assessment. The absence of staining, sheen or odour and the majority of buildings within the Site area being constructed post-1990 would suggest that overall contamination risk for this is low, and localised, however there is still potential for unidentified contamination to be present, particularly within the surficial soil profile.

Overall the identified potential contamination risk is considered low, with the most significant contamination source identified as potential uncontrolled filling (AEC 1).

The following recommendations are necessary to manage potential contamination issues that may inform design and for consideration during future development of the Site:

- > Conduct a Preliminary Environmental Site Assessment (PESA) to confirm the presence of contaminant sources and contaminated materials within the identified sources in **Table 5-2**. The PESA would seek to determine if a risk to human and ecological receptors exists, whether there is the potential for off-site migration of any identified contamination and/or if management and consideration is required during construction.
- > Undertake a hazardous building materials assessment of structures within the Site to identify materials which may be disturbed as part of the proposed site redevelopment.
- > In the event the PESA identifies contamination above the permissible investigation levels, the Site may require further investigation in the form of a Data Gap Investigation (DGI) or a Detailed Site Investigation (DSI), which would further clarify the risk to human and ecological receptors and/or recommend management and consideration required during construction.
- > If any earthworks or disturbance occurs prior to preparation of the PESA, a suitably qualified environmental consultant must be engaged to undertake an assessment for contamination and provide guidance on appropriate material management, if required.

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1 Introduction

Cardno (NSW/ ACT) Pty Ltd was engaged by Johnstff on behalf of NSW Health Infrastructure to undertake a Preliminary Site Investigation (PSI) of the Shoalhaven District Memorial Hospital located along Shoalhaven Street, Nowra NSW and identified as Lot 104 DP1165533, Lot 7034 DP 1031852, and part-lot Lot 373 DP755952, herein referred to as 'the Site'.

This PSI is being prepared as part of a broader suite of geotechnical and contamination investigation works by Cardno to support the concept design process, contract number - HI20600 – Shoalhaven Hospital Redevelopment provided to Cardno September 2020.

The Site location and regional context is shown in **Figure 1** and **Figure 2** in **Appendix A**. Current land uses are limited to medical facilities and associated infrastructure, a daycare/pre-school and public recreation.

1.1 Purpose and objectives

The purpose of this investigation was to undertake a PSI to identify potential contaminants sources and contaminated materials at and surrounding the Site, and to identify constraints that may require consideration during the concept design process.

The objective of the PSI is to assess whether contamination has the potential to exist on the Site and whether further investigation is needed to confirm the nature and extent of potential contamination.

1.2 Scope of work

The following scope of work was undertaken in order to achieve the above noted objectives:

- > A site walkover by an experienced environmental professional to identify potential sources of contamination;
- > A desktop site history review including the following sources:
 - NSW Environment Protection Authority (EPA) contaminated land public register and the Public Register under Section 308 of the Protection of the Environment Operations Act 1997;
 - Local and regional geology, hydrogeology, topography and hydrology maps;
 - Groundwater data available for the area;
 - Historic aerial photographs;
 - Current and historic land title information;
 - Services and utilities plan review; and
 - Section 10.7 planning certificate.
- > Preparation of a PSI report in accordance with the *Consultants reporting on contaminated land, Contaminated land guidelines* (NSW EPA, 2020) and *National Environment Protection (Assessment of Site Contamination) Measure* (NEPC, 1999).

1.3 Applicable guidelines and legislation

The scope of this PSI has been developed in consideration of the following guidelines and legislation:

- > National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPM 1999);
- > NSW Department of Urban Affairs and Planning (1998) Managing Land Contamination: Planning Guidelines: SEPP 55 Remediation of Land, 1998;
- > NSW EPA (2017) Guidelines for the NSW Auditor Scheme (3rd edition). New South Wales Environment Protection Authority, September 2017;
- > NSW EPA (2020) Consultants reporting on contaminated land; Contaminated land guidelines. New South Wales Environment Protection Authority;
- > Western Australia Department of Health (2009) Guidelines for the Assessment, Remediation and Management of Asbestos-Contaminated Sites in Western Australia, May 2009.

2 Site identification

2.1 Site details

Details related to the Site are included in **Table 2-1** below whilst **Figure 1** and **2**, **Appendix A** shows the site locality and site plan.

Table 2-1 Site Details

Details	Comments
Site address	Shoalhaven Street, Nowra, NSW, 2541
Lot and Deposited Plan	Lot 104 DP1165533 Part-lot Lot 373 DP755952 Lot 7034 DP1031852
Current land use	<ul style="list-style-type: none"> Hospital and associated infrastructure (including roads and car parks) Pre-school Public recreation (Nowra Recreation Park).
Proposed land use	Redevelopment, expansion and/or rezoning of land to accommodate upgraded and new hospital facilities and associated infrastructure.
Local Government Authority (LGA)	Shoalhaven City Council
Current zoning (Shoalhaven LEP, 2014)	SP2 - Infrastructure RE1 - Public Recreation
Site area	25,421 m ²
Site coordinates GDA1994 MGA56	South-east corner of the site: <ul style="list-style-type: none"> 280287.674 6138603.2728
Surrounding land use	<ul style="list-style-type: none"> North: Shoalhaven Memorial District Hospital facilities and associated infrastructure, Scenic Drive, public recreation, coastal walking tracks and Shoalhaven River East: Shoalhaven Street and low-density residential housing South: Nowra Recreation Park, North Street and low-density residential housing West: Shoalhaven Cancer Care Centre, Shoalhaven Hospital parking, Scenic Drive, coastal walking tracks (Bens Walk) and Shoalhaven River

2.2 Site description

Site information available from public datasets is summarised in **Table 2-2**.

Table 2-2 Site description

Item	Information
Site slope and drainage features (Nearmap, 2021)	<p>The Site slopes to the east with an elevation of 26 m Australian height datum (AHD) along the south-western corner and 18 m along the eastern boundary.</p> <p>The Site and neighbouring land surfaces are a mixture of predominantly permeable covers (grass and bare earth) with impermeable hardstands (concrete and asphalt) to a lesser extent. Surface run-off is anticipated to either drain into stormwater management systems or penetrate ground surfaces at a rate reflective of the underlying material.</p> <p>Based on surface contours and topography, surface run-off is expected to travel east and ultimately drain into the Shoalhaven River through stormwater infrastructure and tributaries.</p>
Nearby water bodies (NSW DFSI, Spatial Services)	<p>The Site is located between 140 and 370 m from Shoalhaven River to the west and between 200 and 400 m to the north.</p> <p>Nowra Creek, a tributary of the Shoalhaven River is located 640 m south-west of the Site.</p> <p>An unnamed tributary of the Shoalhaven River is located approximately 780 m east of the Site.</p>

Item	Information
Site soil landscapes (NSW OEH, 2017)	<p>State-wide land and soil mapping describe the Sites landscape as:</p> <ul style="list-style-type: none"> Moderately to gently undulating rises to low hills on Nowra Sandstone (relief >40m and slopes >5%), broad ridges and crests, benched sandstone outcrops adjacent to drainage lines and extensive to moderately cleared tall open-forest. <p>Soils are described as:</p> <ul style="list-style-type: none"> Moderately deep (50–100 cm) Brown Podzolic Soils occur on crests and upper slopes, soloths and/ or Yellow Earths occur midslope and Yellow Podzolic Soils occur on lower slopes and drainage lines'. shallow, having low permeability and low wet bearing strength.
Site surface geology (GS NSW, 2018)	<p>The Site is shown as being underlain by the Permo-Triassic, Nowra Sandstone which is described as fine to very coarse grained quartzose sandstone with minor siltstone plus conglomerate beds within the Shoalhaven Group.</p>
Acid Sulphate Soil Risk (Department of Land and Water Conservation, 1998) (SLEP, 2014)	<p>The Site is shown in acid sulphate soil planning maps as being within a Class 5 area for acid sulphate soils (ASS), these areas are defined as being within 500 m of an adjacent Class 1, 2, 3 or 4 land that is below 5 m AHD and are not reflective of risk of ASS on the Class 5 land. Development consent is required for Class 5 areas if the water table is likely to be lowered below 1 m AHD on the adjacent Class 1, 2, 3 or 4 land.</p> <p>A review of acid sulphate soil risk mapping identifies no risk of ASS at the Site however areas north, north-east and west of the Site including Shoalhaven River are mapped as having a low to high probability of ASS occurrence where estuarine and alluvial sedimentary units are mapped. These areas are mapped as Class 1, 3 and 4.</p>
Groundwater	<p>A review of a JK Geotechnics report (2017) which is summarised in Section 4.1 describes the installation of two groundwater monitoring wells along the western boundary of the Site. BH104 was installed to 7.0 m with the borehole noted as dry at completion, Standing Water Level (SWL) was noted as 6.0 m Below Ground Level (m bgl) after 24 hours and 5.5 m bgl after 40 hours. BH105 was installed to 5.5 m and was also dry at completion with the SWL noted as 4.0 mbgl after 24 hours, the well installation details and groundwater records can be viewed in Appendix H.</p> <p>A review of publicly registered bores within the WaterNSW database identified several bores within 500 m of the Site. GW101695 is located approximately 164 m north-east of the Site, and is registered as a domestic water supply bore. The bore was installed to 48 m in sandstone however no standing water level or water bearing zones are recorded. A full list of bores in close proximity to the Site is available in the report located in Appendix C.</p>

3 Site observations

Observations from a walkover conducted during drilling are summarised in **Table 3-1** and photographs taken of Site features can be viewed in **Appendix B**.

Table 3-1 Observations summary table

Item	Observations
Site surface coverings	Ground surfaces within the southern to central portions of the Site are generally grassed areas with patches of bare earth and a cricket pitch. The northern portion of the Site consists of hardstands (concrete and asphalt), primarily parking lots and footpaths.
Site cut and fill	Potential filling was observed in the following areas: <ul style="list-style-type: none"> Surrounding the helicopter pad; The western boundary of the Site; and Beneath the turning circle at the hospital entrance at the north of the Site.
Buildings	Shoalhaven-Preschool is located in a single storey structure in the north-eastern portion of the Site. Within hospital grounds, a demountable administration building housing the maintenance office is located in the north-western extent and a maintenance shed attached to a fenced area housing oxygen tanks is located 35 m east of the administration building. The northern and western boundaries of the Site are lined by existing hospital structures of predominately brick veneer or concrete construction whilst in the southern area of Nowra Park, outside the investigation boundary, are two small toilet buildings of brick construction.
Potential hazardous building materials	No potentially hazardous building materials were observed during the site investigation works
Manufacturing, industrial or chemical processes and infrastructure	No manufacturing, industrial or chemical processes and infrastructure were noted on the Site.
Fuel storage tanks (USTs/ASTs)	Above-ground cryogenic oxygen storage was observed at the northern extent of the Site, no other potential UST or AST features or indications were observed.
Dangerous goods	No dangerous goods were noted during the Site walkover
Solid waste deposition	General waste bins were noted at the northern extent of the Site, waste generated in the operation of Shoalhaven Hospital is managed under municipal solid waste arrangements
Liquid waste disposal features	No liquid waste disposal features were noted at the time of the walkover.
Evidence of previous site contamination investigations	No reinstated boreholes, wells or sample locations were observed during the Site walkover.
Evidence of land contamination (staining or odours)	None observed
Evidence of groundwater contamination	None observed
Groundwater use	No groundwater use was noted on the Site or neighbouring properties.
Vegetation	Three to four large trees were noted at the southern extent of the Site, with a mix of several large and smaller trees in also observed in the north-eastern portion of the Site surrounding the Shoalhaven Pre-school.
Site fencing	At the time of the walkover chain link fencing and galvanized steel fencing was observed.

3.2 Inaccessible areas

Due to access limitations and Site operations the following areas were not visually assessed during the walkover, these should be considered in relation to the further data gaps detailed in **Section 10.7**. The inaccessible areas are detailed in **Table 3-2** below and can be viewed in **Figure 4** in Error! Reference source not found..

Table 3-2 Inaccessible areas during site walkover

Area	Justification / Notes
Maintenance shed	At the time of the inspection the maintenance shed was locked and unable to be accessed.
Shoalhaven Pre-school	This area was not accessed at the time of the inspection as permission had yet to be obtained from the occupants but based on external observations and the current occupants, risk of contamination is considered low.
Surfaces beneath hardstands and vegetation	Soils beneath hardstand surfaces or covered in vegetation were unable to be observed and assessed without intrusive investigation.

4 Site history review

- > A desktop site history review of the following:
 - Previous relevant site reports
 - NSW Environment Protection Authority (EPA) registers and records;
 - Historical business directories;
 - Local and regional geology, hydrogeology, topography and hydrology;
 - Historic aerial photographs;
 - Current and historic land title information;
 - Shoalhaven City Council property file listings;
 - Utilities and service plans
 - Section 10.7 (2&5) certificates issued by Shoalhaven City Council; and
 - Schedule 11 Dangerous Goods Search issued by SafeWork NSW.

4.1 Previous site reports

The following previous reports have been supplied and reviewed containing information relevant to site contamination:

- > JK Geotechnics (2017) *Report to Health Infrastructure on Geotechnical Investigation for Proposed Carparks at Shoalhaven Hospital Scenic Drive, Nowra, NSW* Ref: 30760Z

A summary of the key findings from this report is included below with extracts located in **Appendix H**.

The report was prepared by JK Geotechnics on behalf of Health Infrastructure to obtain geotechnical information on subsurface conditions as a basis for comments and recommendations on earthworks, excavation conditions, shoring, retaining walls, footings, on-grade floor slabs and pavements.

Three carpark options were presented:

- > **Option 1:** This option comprises a three and four level parking building with central ramps. A stepped building platform will be required with excavations to maximum depths of 2m and 4m to achieve the Level 1 finished floor at Reduced Level (RL) 22.5m and Level 2 finished floor at RL26.2m, respectively. A helipad will be included on the roof level.
- > **Option 2:** This option includes a three and four split level building. A stepped excavation to maximum depths of approximately 2m will be required to achieve the Level 1 and Level 2 finished floors at RL26.6m and RL28.1m, respectively. A helipad is being considered for the roof level, however, its proximity to the adjacent Super Clinic will probably result in the helipad being omitted.
- > **On-grade Option:** Several areas scattered across the site and demarcated CP1, CP4, CP5 and North Street Corner, are being considered for on-grade parking.

The report notes that this investigation was carried out in conjunction with JK's environmental division Environmental Investigation Services (EIS) to conduct a contamination investigation of the site. The EIS report (E30760K) has not been received and is mentioned as a data gap in **Section 4.10**.

Three boreholes advanced during JK's investigation are located along the western boundary of the Site, BH102, BH103 and BH105. With a fourth borehole (BH104) located approximately 20 m west of the demountable administration building and 15m west of the Site boundary.

The borehole logs indicate:

- > Fill was observed at boreholes BH102, BH103, BH104 and BH105 with a maximum thickness of 2.7 m at BH105
- > Anthropogenic material was limited to trace concrete fragments in borehole BH103 within the upper fill layer from 0.2 m to 1.6 m.
- > BH102 and BH104 were observed having 1.6 m and 0.6 m of fill respectively with no mention of anthropogenic materials.

- > Groundwater monitoring wells were installed at sample locations BH104 and BH105 with the well installation details, final borehole depths, soil profiles and location of boreholes located in **Appendix H**.

Cardno is unable to make a comment on soil or groundwater contamination without reviewing the EIS report E30760K.

4.2 NSW EPA records and registers

A search of the following NSW EPA databases was undertaken to identify properties within 1,000 m of the Site:

- > List of NSW contaminated sites notified to EPA;
- > Contaminated Land Records of Notice;
- > EPA Location of former gasworks sites;
- > EPA PFAS Investigation program;
- > EPA Other Sites with Contamination Issues;
- > Licensed Activities under the *Protection of Environment Operations Act 1997* (PoEO Act);
- > Delicensed PoEO Activities still regulated by the EPA; and
- > Former PoEO Licensed Activities now revoked or surrendered.

4.2.1 List of NSW contaminated sites notified to EPA

Results of the NSW contaminated sites notified to the EPA that are situated within 500m of the Site are summarised below in **Table 4-1** and illustrated in the report in **Appendix B**. The contaminated sites are all down gradient of the Site with the closest being 242 m away. It is therefore unlikely that the activities and resulting contamination have had an impact on the Site with no clear pathway for contaminant migration.

Table 4-1 NSW Contaminated Sites notified to the EPA

Site	Address	Activity	Management Class	Distance	Direction
Former Gasworks Managers Residence	24 Osborne Street	Gasworks	Regulation under CLM Act not required	242 m	East
Former Gasworks	Lamonds Lane	Gasworks	Contamination currently regulated under CLM Act	292 m	East
Fire Station	69 Bridge Road	Gasworks	Regulation under CLM Act not required	355 m	East
Historically Filled Land	70 Bridge Road	Unclassified	Regulation under CLM Act not required	431 m	East
Woolworths Service Station	60 North Street	Service Station	Regulation under CLM Act not required	465 m	South-east

4.2.2 Contaminated land records of notice

A search of the Contaminated Land: Records of Notice database identified one property as shown below in **Table 4-2**. The relatively long distance and downgradient direction of the former gasworks from the Site makes it unlikely to pose a contamination risk.

Table 4-2 Contaminated Land Records of Notice

Name	Address	Notices	Distance	Direction
Former Gasworks	Lamonds Lane, Nowra	1 current and 3 former	292 m	East

4.2.3 Former Gasworks

One former gasworks has been identified within a 1000 m buffer and has been described above in **Section 4.2.1** and **Section 4.2.2**, the exact location and further information can be viewed in the report located in **Appendix C**.

4.2.4 EPA PFAS investigation program

The NSW EPA PFAS investigation program identifies one location known to be impacted by PFAS, which is summarised below in **Table 4-3**. The elevation difference and significant distance from the Site make it an unlikely risk, however, if any interaction with deep (>15 m BGL) aquifers is likely this potential risk may need to be considered.

Table 4-3 EPA PFAS Investigation Program

Site	Address	Distance	Direction
Shoalhaven River	Shoalhaven River, 2541	140 m	East

Defence and Airservices PFAS management programs were also part of the search, with no records being returned within the 1,000m buffer.

4.2.5 EPA Other sites with contamination issues

A search of other sites with contamination issues within a 1,000 m buffer of the Site produced no records.

4.2.6 NSW EPA PoEO License Database search results

Activities listed under the Protection of the Environment Operations Act (1997) identified within a 1,000 m buffer of the Site are described below in **Table 4-4**. All activities are situated greater than 100 m downgradient of the Site and as such are not considered as a significant risk to the Site.

Table 4-4 NSW EPA PoEO License Database search results

Organisation	Location / Address	Status	Activity	Distance	Direction
FULTON HOGAN CONSTRUCTION PTY LTD	Nowra, NSW 2541	Licensed	Road construction (>=50,000T & road to be constructed <10km)	341 m	North-east
LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	Waterways throughout NSW	Surrendered	Other Activities / Non Scheduled Activity - Application of Herbicides	140 m	North-west
Robert Orchard	Waterways throughout NSW	Surrendered	Other Activities / Non Scheduled Activity - Application of Herbicides	140 m	North-west
SYDNEY WEED & PEST MANAGEMENT PTY LTD	Waterways throughout NSW	Surrendered	Other Activities / Non Scheduled Activity - Application of Herbicides	140 m	North-west
ELISE EDITH BRYCE	474 Princes Highway, Nowra, NSW 2541	Surrendered	Other Activities – Irrigated Agriculture	920 m	North-east

4.3 Historical business directories

The Lotsearch Report LS019922 (see **Appendix C**) contains a search of UBD Business to Business directories from 1991, 1982, 1970, 1961 and 1950. A search buffer of 150 m of the Site was used for general business activities whilst a buffer of 500 m was used for dry cleaners and motor garages / service stations.

Several premise or road intersection records were identified within the search buffer and are shown in **Table 4-5**, with the locations of these businesses as well as records/ locations of searches that match a road or area and dry cleaners, motor garages and service stations available to view in full in **Appendix C**.

As the records below indicate Shoalhaven District Memorial Hospital makes up part of the Site. Hospitals have the potential to act as a contamination source in the form of improperly disposed low-level radioactive waste from radiology consumables and discarded machines present in fill material. Medical waste such as sharps, dressings etc may also be present in fill material. In addition, historical use of incinerators for waste was common on hospital sites resulting in waste ash used as a filling medium. No evidence of these activities was identified during the Site inspection and a review of available documentation, however, subsurface materials across the Site have not been assessed in detail.

Some off-site businesses pose a potential contamination risk including tank manufacturing, boat building, fibrous plaster manufacturers and motor garages. Such activities can produce waste products such as asbestos or hydrocarbon contaminated media, however, the highest risk business all appear to be downgradient from the Site at a significant distance, and are therefore deemed to be of low risk.

Records of dry cleaners, motor garages and service stations indicate eight locations within 500 m of the Site, with one location being matched to a road record with no address given, meaning the business activity may be greater than 500 m from site. All identifiable locations are downgradient and further than 400 m from the Site, indicating a low contamination risk.

Table 4-5 Historical Business Records – Premise or Road Intersection

Business activity	Premises	Year	Location confidence	Distance to Property Boundary or Road Intersection	Distance from Site
Hospitals &/or nursing homes	Shoalhaven District Memorial Hospital, Shoalhaven Street Nowra	1961 1970 1982 1991	Premise Match	0 m	On-site
Boat, launch & yachtbuilders & repairers	Vost, Chas., 47 Shoalhaven St., Nowra - Bomaderry	1961	Road Intersection	13 m	South-east
Carriers & cartage contractors	Egan, A. V., 54a Shoalhaven St. Nowra	1950	Road Intersection	13 m	South-east
Tank manufacturers	Roche, P. J., 58 Shoalhaven St. Nowra	1950	Road Intersection	13 m	South-east
Boat builders	Vost, Chas., 47 Shoalhaven St. Nowra	1950	Road Intersection	13 m	South-east
Builders & building contractors	Vost, Chas., 47 Shoalhaven St. Nowra	1950	Road Intersection	13 m	South-east
Carriers & cartage contractors	Sheedy, H. A., 38 Shoalhaven St. Nowra	1950	Premise Match	20 m	East
Carriers & cartage contractors	Beaumont, T., 28 Shoalhaven St. Nowra	1950	Premise Match	34 m	North-east
Bricklayers & bricklaying contractors	Lovell, H. A., 22 Shoalhaven St., Nowra - Bomaderry	1961	Premise Match	84 m	North-east

4.4 Historical land titles

A search of historic land title records held by NSW Department of Land and Property Information was conducted for the lots included within the Site. These records provide the identity of the site owner and may also indicate an occupation in the event of private ownership. The results of this search are summarised in **Table 4-6**, full title records are shown in **Appendix D**.

Table 4-6 Land Titles Records Summary

Lot Number	Date of Acquisition and term held	Registered Proprietor(s) & Occupations where available	Reference to Title at Acquisition and sale
Lot 373 DP755952	17.10.1876	Dedicated for Public Recreation Revoked 04.11.1949	
	20.12.1887	Part Proclaimed Nowra Park Revoked 11.01.1952	
	13.01.1933	Part dedicated for Public Recreation Revoked 04.11.1949	
	03.02.1933	Added to Nowra Park Revoked 11.01.1952	
	04.11.1949	Dedicated for Hospital	
	02.05.1952 (1952 to 2019)	# Shoalhaven District Memorial Hospital	Vol 6492 Fol 86 (Grant) Now 373/755952
	25.10.2019 (2019 to date)	Health Administration Corporation	373/755952
Lot 104 DP1165533	17.10.1876	Dedicated for Public Recreation	
	20.12.1887	Proclaimed Nowra Park	
	03.02.1933	Added to Nowra Park	
		Municipal Council of Nowra – Trustees	Vide Crown Plan 2-1489
		# The State of New South Wales	104/1165533
Lot 7034 DP1031852	17.10.1876	Dedicated for Public Recreation	
	20.12.1887	Proclaimed Nowra Park	
	03.02.1933	Added to Nowra Park Revoked 09.05.2003	
	09.05.2003	Crown Reserve N. 1003208 for Community Purposes	
		# The State of New South Wales	7034/1031852
	09.05.2003	Reserve Trust Shoalhaven Street (R 1003208) Reserve Trust	

4.5 Section 10.7 certificate

A Section 10.7 (2&5) Certificate was requested from Shoalhaven City Council for Lot 373 DP755952, Lot 104 DP1165533 and Lot 7034 DP1031852. The full certificates are included in **Appendix E** and in summary, each certificate does not indicate that the Site is impacted by known contaminated land matters, filling, loose-fill asbestos insulation or acid sulphate soils.

4.6 SafeWork NSW records

A SafeWork NSW Schedule 11 Storage of Hazardous Chemicals search was lodged on the 15th of May 2021 to identify if bulk storage of chemicals had historically or are currently stored on the premises, such as underground petroleum storage tanks.

A search of the records held by SafeWork NSW identified one above ground storage tank containing liquid oxygen with a capacity of 3,886 m³ and a cylinder storage area housing twenty (20) 50 L oxygen cylinders. The storage of these goods on the Site is considered to present a low contamination risk.

A copy of the search which includes further detailed information and figures is located in **Appendix H**.

4.7 GIPA search results

A search of SCC property records was undertaken for each of the lots within the site under the Government Information (Public Access) (GIPA) Act 2009. The search returned the property files listed in full in **Appendix G**, and the information provided is consistent with other historical site information (historical aerial photographs, historical land title and historical business directories), indicating that high risk activities and land uses are not evident.

4.8 Utilities plans

A utilities search for the Site was undertaken through the Dial Before You Dig website (1100.com.au) on 5 May 2021. Utilities managers and results are summarised in **Table 4-7** with a utility plan shown in **Figure 3 Appendix A** and the search responses included in **Appendix F**.

Table 4-7 Underground Utilities Summary

Utility Operator	Result
AARNet	Fibre optic asset in the road reserve along Shoalhaven Street directly adjacent to the Site
Endeavour Energy	No utilities onsite
Jemena	50mm nylon asset in the road reserve along Shoalhaven Street directly adjacent to the Site
NBN Co	Inservice/ constructed copper/ RF/ fibre cable follows Shoalhaven Street and branches off onto site just south of the unnamed access road into the hospital at the northern extent of the Site, the utility runs west for approximately 70 m and then turns north running out of the Site
Optus	No utilities onsite
Shoalhaven Water	Critical 375mm water trunk main branches off from North Street travelling north-east through the Site until turning north and travelling north along the eastern extent of the site, the main connects to a hydrant just south of Shoalhaven Pre-school. There is also disconnected mains running east to west from the hydrant across site, these disconnected mains are connected to further disconnected mains towards the centre of the Site that run north-east to south-west through a large portion of the Site.
Telstra	Main cable follows Shoalhaven Street and branches off onto the Site just south of the unnamed access road into the hospital at the northern extent of the Site, the utility runs west for approximately 70 m and then turns north running out of the Site. Cables are also present directly north of the access road to the hospital and east of the furthest north carpark.

4.9 Historical aerals

Ten historical aerial photographs dating back to 1949 were sourced and reviewed by Cardno. A review of these photographs is included in **Table 4-8** whilst the photographs are included within the Lotsearch report in **Appendix Error! Reference source not found.**

Table 4-8 Aerial Photos Summary

Year	Site Observations	Surrounding Area Observations
1949 (B&W)	The Site consists predominantly of a sporting field, most likely a cricket pitch with several trees surrounding the sporting field. There appears to be a single storey dwelling in the position of the current Shoalhaven Pre-school, however shadowing and poor image quality make it difficult to determine.	The surrounding areas to the north and east consist of heavily vegetated areas with access tracks noted throughout, the area is most likely used for public recreation. There is also a larger building directly north of the Site adjacent to the Shoalhaven River. To the south and east there are several low-density residential dwellings and rural residential land present as well as unpaved roads North Street and Shoalhaven Street in their current day position.
1961 (B&W)	The Site imagery being clearer now shows the Shoalhaven Pre-school building in its current position. There is a noticeable patch of what appears to be bare earth towards the southern extent of the Site.	The land has been extensively cleared to the north and north-west of the Site and the Shoalhaven Hospital buildings are now constructed in the north, along with access tracks being widened from the south-west and north-east. There are now several more low-density residential dwellings south, east and north-east. St Michaels Catholic Church and Primary School appear to have begun construction to the south-east.
1969 (B&W)	Vegetation in the north of the Site has been cleared and an access track to the hospital from the west has been constructed and runs through the northern extent of the Site. There is now an access track visible to the Shoalhaven Pre-school building as well as through the middle of the sporting field running north-west to south-east. The earth has been disturbed along a line through the centre of the Site running north-east to south-west, this could be the installation of water main which is visible in Figure 3 of Appendix A . There has been some clearing of trees to the south of the Shoalhaven Pre-school.	St Michaels Catholic Church and Primary School appear to have finished construction to the south-east. The building adjacent to the Shoalhaven River directly north of the Site has been demolished. Further low-density residential dwellings have been constructed to the south, east and north-east.
1974 (B&W)	The access track to the hospital in the northern portion of the site has been paved.	All major access tracks in the area appear to be paved. Further low-density residential dwellings have been constructed
1984 (B&W)	A hardstand carpark for the hospital has been constructed in the northern portion of the Site and several trees have been planted south of the pre-school building. A paved carpark is now visible directly south of the pre-school. A cricket pitch is now visible in the centre of the sporting field.	Shoalhaven Hospital to the north and north-west appears to have had additional parking and infrastructure constructed. Additional low-density dwellings have been constructed to the north-east of the Site.
1993 (Colour)	The image is now in colour and the Site appears generally unchanged.	The surrounding lands to the east, south and north-east appear to have been developed into low-density residential land.
2004 (Colour)	There has been further clearing of trees in the north-western portion of the Site and there is now a helicopter pad visible. A roundabout and emergency drop-off zone has been constructed at the northern extent of the Site. The pre-school appears to have had added some minor structures and resurfacing to the west of the building.	Shoalhaven hospital has undergone major upgrades to join several of the buildings together and the carpark to the west of the site has been extended.
2009 (Colour)	The Site appears to have an increased surface area of bare earth, possibly due to drought or erosion.	The surrounds of the Site appear generally unchanged.

Year	Site Observations	Surrounding Area Observations
2016 (Colour)	A small single storey structure has been constructed to the north of the helicopter pad. The pre-school appears to have one small structure constructed nearby to the east and one to the west.	There has been extensive clearing to the west of the site and the Shoalhaven Hospital has expanded to include more hardstand carpark and several additional buildings. One of the hospital buildings to the north has had an extension constructed.
2020 (Colour)	The Site appears generally consistent with the present day.	Solar panels have been installed on a hospital building to the west of the Site as well as additional carpark further west of the building.

4.10 Site history data gaps

The Site history information collected is considered of a high quality and suitable for the assessment undertaken though the following data gaps have been identified in the historical records.

JK Geotechnics *Geotechnical Investigation Report* (2017) mentions that the investigation was conducted in conjunction with JK's environmental division Environmental Investigation Services (EIS) to conduct a contamination investigation of the site. The EIS report (E30760K) has not been received for review and is therefore considered a data gap. The borehole logs from this report which can be viewed in **Appendix H** do not appear to indicate any significant contamination risk, however without reviewing the contamination investigation it is difficult to determine.

Information on the property prior to 1949 is limited to land titles; however, it is considered unlikely that any activities with the potential to significantly contaminate the Site were undertaken prior to this. Land titles suggest that the Site was public recreation / parkland until construction of the hospital around 1952, this is consistent with available aerial imagery.

During the site walkover access was not provided to the Shoalhaven Community Preschool grounds as it is operating as a childcare centre. Site history information as well as viewing the site from outside the fence line indicates there is a low potential for a significant contamination risk, however, as the main structure was constructed pre-1990 there is a possibility the structure and surrounding soils contain hazardous building materials. As Shoalhaven Community Preschool was inaccessible at the time of the walkover Cardno is unable to make a definitive statement on contamination within this portion of the Site.

5 Discussion

5.1 Areas of Environmental Concern

Considerate of the desktop review and observations made during the Site inspection, a consolidated list of areas of environmental concern (AEC) are summarised in the Error! Reference source not found. below and the location of each AEC are shown on **Figure 4** in **Appendix A**.

Table 5-1 Areas of Environmental Concern

AEC Identification	Description	Contaminants of Interest
AEC 1: Filling / Mounding / Tipping within the Site	Fill areas along the western ridge line, surrounding the helicopter pad and the turning circle at the northern extent of the Site were observed but the quality, quantity or origin of fill was difficult to determine due to vegetation, grass cover and hardstands without an intrusive assessment. The amount of filling is considered to be minor based upon site observations such as the absence of anthropogenic material in surface material, inferred shallow depth to rock and site history, however there is potential for unidentified contamination and these materials should be assessed further	TRH; BTEX, PAH; Metals; Phenol; OCP; OPP; PCB; Asbestos
AEC 2: Soils surrounding maintenance shed	The maintenance shed was inaccessible at the time of the walkover, however, it may contain chemicals and fuels typical of general maintenance and landscaping. Housekeeping and ground surfaces within the shed were unable to be observed and it is unknown if potential uncontrolled spills and releases have occurred.	TRH; PAH; BTEX; metals; OCP/ OPP, other pesticides
AEC 3: Structures constructed pre-1990	The only structure established pre-1990 within the Site is the Shoalhaven Community Preschool main building. This building and the soils surrounding it may contain potentially hazardous building materials.	Asbestos; lead and zinc

PAH: polycyclic aromatic hydrocarbons

TRH: total recoverable hydrocarbons

BTEX: benzene, toluene, ethylbenzene, xylene

OCP: organochlorine pesticides

OPP: organophosphorus pesticides

PCB: polychlorinated biphenyls

5.2 Preliminary conceptual site model and discussion

A conceptual site model (CSM) provides an assessment of the fate and transport of contaminants of potential concern (COPC) within the context of site-specific subsurface conditions with regard to their potential risk to human health and the environment. Risk to human health and the environment is identified through complete Source – Pathway – Receptor (SPR) linkages. In order to identify SPR linkages the CSM considers site specific factors, including:

- > Source(s) of contamination;
- > Identification of contaminants of concern associated with past (and present) source(s);
- > Site specific information including soil type(s), inferred depth to groundwater, inferred permeability, inferred groundwater flow direction and surface water bodies and interactions;
- > Location of any identified sources relative to the proposed site development; and
- > Actual or potential receptors considering both current and future land use both for the site, adjacent properties and any sensitive ecological receptors.

Based on the information collected as part of this PSI, including site history information, site observations, the preliminary CSM in **Table 5-2** has been developed showing potential SPR linkages considered to be complete or potentially complete under our understanding of the current and future land use.

Identified receptors for the potential site contamination include:

- > Ecological receptors dependent on site soils in potentially impacted areas;
- > Current site users and workers disturbing potentially impacted materials; and
- > Future site users and workers disturbing potentially impacted materials.

Fill areas along the western ridge line, surrounding the helicopter pad and the turning circle in the northern portion of the Site were difficult to determine quality, quantity or origin of fill due to vegetation, grass cover and hardstand surfaces without an intrusive assessment. The amount of filling is considered to be minor based upon site observations such as the absence of anthropogenic material in surface material, inferred shallow depth to rock and site history, however there is potential for unidentified contamination and these materials should be assessed further.

Soils surrounding the maintenance shed and potentially hazardous building materials from structures constructed pre-1990 are also difficult to determine the contamination risk without an intrusive assessment and hazardous building materials assessment. The absence of staining, sheen or odour and the majority of buildings within the Site area being constructed post-1990 would suggest that overall contamination risk for this is low, and localised, however there is still potential for unidentified contamination to be present, particularly within the surficial soil profile.

Table 5-2 Preliminary Conceptual Site Model

Source	Contaminants	Impacted media	Pathway	Receptor	Completeness
Filling of unknown origin and quantity along western ridgeline and surrounding helicopter pad	Asbestos; metals; PAH; TRH; BTEX; Phenols; OCP; OPP; PCB	Soils including fill through direct application Surface water through runoff	Direct contact including ingestion of, impacted media Inhalation of asbestos fibres	Ecological receptors Current and future site workers and users	Potentially complete in the event of any direct interaction with impacted media (i.e. excavations, use as growth medium)
Maintenance shed	TRH; PAH; BTEX; metals; OCP/OPP, other pesticides	Soils surrounding maintenance shed (particularly downgradient) Surface water through runoff	Direct contact including ingestion of, impacted media		
Structures constructed pre-1990	Asbestos; lead and zinc	Soils surrounding potentially hazardous building materials	Direct contact including ingestion of, impacted media Inhalation of asbestos fibres		

PAH: polycyclic aromatic hydrocarbons

TRH: total recoverable hydrocarbons

BTEX: benzene, toluene, ethylbenzene, xylene

OCP: organochlorine pesticides

OPP: organophosphorus pesticides

PCB: polychlorinated biphenyls

6 Conclusions

Cardno completed a Preliminary Site Investigation for the property located along Shoalhaven Street, Nowra NSW on behalf of NSW Health Infrastructure. The purpose of the PSI was to identify potential contamination issues and constraints on the above noted property in order to support the concept design process.

The detailed Site inspection and review of desktop information identified that the most significant contamination source identified on the Site is potential uncontrolled filling, which may present a potential contaminant risk. Given the unknown origin of potential fill importation the contaminants of interest are wide-ranging and includes:

- > Asbestos
- > Polycyclic aromatic hydrocarbons (PAHs)
- > Metals
- > Total recoverable hydrocarbons (TRHs)
- > Benzene, toluene, ethylbenzene, xylene and naphthalene (BTEXN)
- > Phenols
- > Organochloride and organophosphorus pesticides (OCP / OPP)
- > Polychlorinated biphenyls (PCBs)

Potentially complete SPR linkages were identified for:

- > Ecological receptors dependent on site soils in potentially impacted areas;
- > Current site users and workers disturbing potentially impacted materials; and
- > Future site users and workers disturbing potentially impacted materials.

6.1 Recommendations

The following recommendations are necessary to manage potential contamination issues that may inform design and for consideration during future development of the Site:

- > Conduct a Preliminary Environmental Site Assessment (PESA) to confirm the presence of contaminant sources and contaminated materials within the identified sources in **Table 5-2**. The PESA would seek to determine if a risk to human and ecological receptors exists, whether there is the potential for off-site migration of any identified contamination and/or if management and consideration is required during construction.
- > Locate existing wells BH104 and BH105 to assess groundwater conditions.
- > Undertake a hazardous building materials assessment of structures within the Site to identify materials which may be disturbed as part of the proposed site redevelopment.
- > In the event the PESA identifies contamination above the permissible investigation levels, the Site may require further investigation in the form of a Data Gap Investigation (DGI) or a Detailed Site Investigation (DSI), which would further clarify the risk to human and ecological receptors and/or recommend management and consideration required during construction.
- > If any earthworks or disturbance occurs prior to preparation of the PESA, a suitably qualified environmental consultant must be engaged to undertake an assessment for contamination and provide guidance on appropriate material management, if required.

7 Limitations

This assessment report is not any of the following:

- > A Site Audit Report or Site Audit Statement as defined under the *Contaminated Land Management Act 1997* (CLM Act).
- > A Detailed or Environmental Site Investigation sufficient for an Environmental Auditor to be able to conclude a Site Audit Report and Site Audit Statement.
- > A geotechnical report.
- > A detailed hydrogeological assessment in conformance with NSW DEC (2007) *Contaminated Sites: Guidelines for the Assessment and Management of Groundwater Contamination*.
- > An assessment of groundwater contaminants potentially arising from other sites or sources nearby.
- > A total assessment of the site to determine suitability of the entire parcel of land at the site for one or more beneficial uses of land.
- > A hazardous building material survey that will identify any specific building materials on site, which may pose a risk to human health or the environment.
- > The agreed scope of this assessment has been limited for the current purposes of the Client. The assessment may not identify contamination occurring in all areas of the site.

This Document has been provided by Cardno subject to the following limitations:

- > This Document has been prepared for the particular purpose outlined in Cardno's proposal and no responsibility is accepted for the use of this Document, in whole or in part, in other contexts or for any other purpose.
- > The scope and the period of Cardno's services are as described in Cardno's proposal, and are subject to restrictions and limitations. Cardno did not perform a complete assessment of all possible conditions or circumstances that may exist at the site referenced in the Document. If a service is not expressly indicated, do not assume it has been provided. If a matter is not addressed, do not assume that any determination has been made by Cardno in regards to it.
- > Conditions may exist which were undetectable given the limited nature of the enquiry Cardno was retained to undertake with respect to the site. Variations in conditions may occur between investigatory locations, and there may be special conditions pertaining to the site which have not been revealed by the investigation and which have not therefore been taken into account in the Document. Accordingly, additional studies and actions may be required.
- > In addition, it is recognised that the passage of time affects the information and assessment provided in this Document. Cardno's opinions are based upon information that existed at the time of the production of the Document. It is understood that the services provided allowed Cardno to form no more than an opinion of the actual conditions of the site at the time this Document was prepared and cannot be used to assess the effect of any subsequent changes in the quality of the site, or its surroundings, or any laws or regulations.
- > Any assessments made in this Document are based on the conditions indicated from published sources and the investigation described. No warranty is included, either express or implied, that the actual conditions will conform exactly to the assessments contained in this Document.
- > Where data supplied by the client or other external sources, including previous site investigation data, have been used, it has been assumed that the information is correct unless otherwise stated. No responsibility is accepted by Cardno for incomplete or inaccurate data supplied by others.

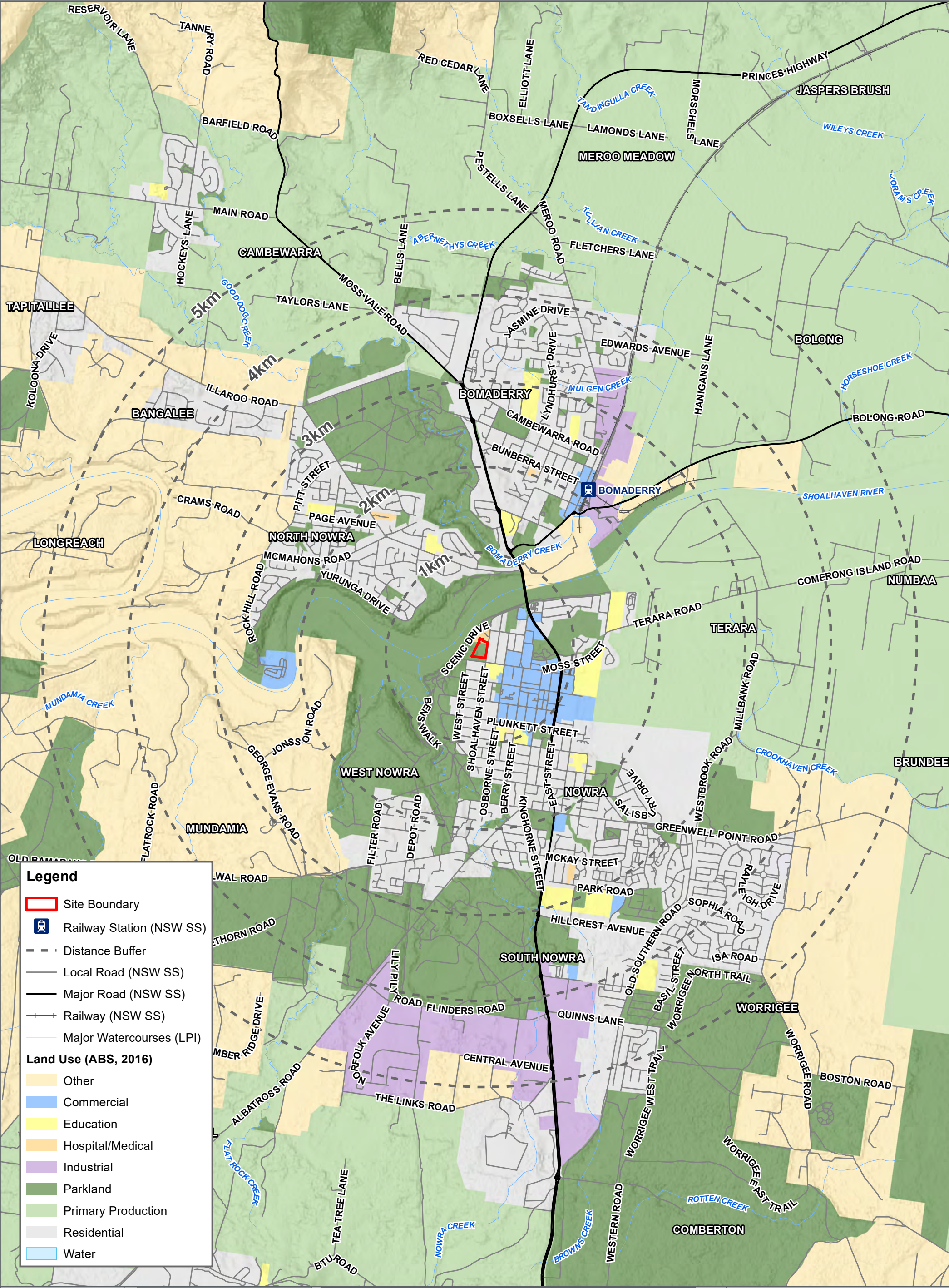
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APPENDIX

A

FIGURES



Legend

- Site Boundary
- Railway Station (NSW SS)
- Distance Buffer
- Local Road (NSW SS)
- Major Road (NSW SS)
- Railway (NSW SS)
- Major Watercourses (LPI)

Land Use (ABS, 2016)

- Other
- Commercial
- Education
- Hospital/Medical
- Industrial
- Parkland
- Primary Production
- Residential
- Water



Legend

- Site Boundary (25,421 m²)
- Watercourse (NSW SS)
- 2m Contours (LPI LiDAR, 2010)
- Cadastral (NSW SS, 2019)



Legend

- Site Boundary
- Watercourse (NSW SS)
- Electricity Transmission Line (DFSI-SS, 2019)
- Gas Pipeline (Jemena, 2021)
- Easement (NSW SS)
- Cadastre (NSW SS, 2019)
- Water Main (Shoalhaven Water, 2021)**
 - Critical Trunk Main
 - Disconnected Trunk Main
- Communications Cable**
 - AARNet (2021)
 - NBN (2021)
 - Telstra (2021)





Legend

- Site Boundary
- Cadastre (NSW SS, 2019)
- Area not assessed due to access issues
- Areas of Environmental Concern**
- AEC 1: Filling / Mounding / Tipping within the site
- AEC 2: Soils surrounding maintenance shed
- AEC 3: Structures constructed pre-1990

APPENDIX

B

SITE PHOTOS



Photograph 1: Loading dock located in the north-western corner of the Site



Photograph 2: Overview of the Site looking south, note municipal waste bins and helicopter pad



Photograph 3: Oxygen tank storage area and maintenance shed



Photograph 4: Overview shot of Nowra Recreation Park looking west, note fill embankment in background



Photograph 5: Overview shot of Nowra Recreation Park looking north-west, note fill embankment and helicopter pad in background

APPENDIX

C

LOTSEARCH REPORT



LOTSEARCH

LOTSEARCH ENVIRO PROFESSIONAL

Date: 26 Apr 2021 12:48:06

Reference: LS019922 EP

Address: Shoalhaven Street, Nowra, NSW 2541

Disclaimer:

The purpose of this report is to provide an overview of some of the site history, environmental risk and planning information available, affecting an individual address or geographical area in which the property is located. It is not a substitute for an on-site inspection or review of other available reports and records. It is not intended to be, and should not be taken to be, a rating or assessment of the desirability or market value of the property or its features.

You should obtain independent advice before you make any decision based on the information within the report.

The detailed terms applicable to use of this report are set out at the end of this report.

Dataset Listing

Datasets contained within this report, detailing their source and data currency:

Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Cadastre Boundaries	NSW Department of Finance, Services & Innovation	16/04/2021	16/04/2021	Quarterly	-	-	-	-
Topographic Data	NSW Department of Finance, Services & Innovation	25/06/2019	25/06/2019	As required	-	-	-	-
List of NSW contaminated sites notified to EPA	Environment Protection Authority	14/04/2021	12/04/2021	Monthly	1000m	0	0	7
Contaminated Land Records of Notice	Environment Protection Authority	07/04/2021	07/04/2021	Monthly	1000m	0	0	1
Former Gasworks	Environment Protection Authority	13/04/2021	11/10/2017	Monthly	1000m	0	0	1
National Waste Management Facilities Database	Geoscience Australia	11/02/2021	07/03/2017	Quarterly	1000m	0	0	0
National Liquid Fuel Facilities	Geoscience Australia	15/02/2021	13/07/2012	Annually	1000m	0	0	2
EPA PFAS Investigation Program	Environment Protection Authority	14/04/2021	15/03/2021	Monthly	2000m	0	0	1
Defence PFAS Investigation & Management Program - Investigation Sites	Department of Defence	30/03/2021	30/03/2021	Monthly	2000m	0	0	0
Defence PFAS Investigation & Management Program - Management Sites	Department of Defence	30/03/2021	30/03/2021	Monthly	2000m	0	0	0
Airservices Australia National PFAS Management Program	Airservices Australia	26/04/2021	26/04/2021	Monthly	2000m	0	0	0
Defence 3 Year Regional Contamination Investigation Program	Department of Defence	13/04/2021	13/04/2021	Monthly	2000m	0	0	0
EPA Other Sites with Contamination Issues	Environment Protection Authority	02/02/2021	13/12/2018	Annually	1000m	0	0	0
Licensed Activities under the POEO Act 1997	Environment Protection Authority	13/04/2021	13/04/2021	Monthly	1000m	0	0	1
Delicensed POEO Activities still regulated by the EPA	Environment Protection Authority	13/04/2021	13/04/2021	Monthly	1000m	0	0	0
Former POEO Licensed Activities now revoked or surrendered	Environment Protection Authority	13/04/2021	13/04/2021	Monthly	1000m	0	0	4
UBD Business Directories (Premise & Intersection Matches)	Hardie Grant			Not required	150m	4	12	12
UBD Business Directories (Road & Area Matches)	Hardie Grant			Not required	150m	-	55	55
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Premise & Intersection Matches)	Hardie Grant			Not required	500m	0	0	7
UBD Business Directory Dry Cleaners & Motor Garages/Service Stations (Road & Area Matches)	Hardie Grant			Not required	500m	-	6	13
Points of Interest	NSW Department of Finance, Services & Innovation	18/02/2021	18/02/2021	Quarterly	1000m	2	6	80
Tanks (Areas)	NSW Department of Customer Service - Spatial Services	16/02/2021	16/02/2021	Quarterly	1000m	0	0	0
Tanks (Points)	NSW Department of Customer Service - Spatial Services	16/02/2021	16/02/2021	Quarterly	1000m	0	0	1
Major Easements	NSW Department of Finance, Services & Innovation	17/02/2021	17/02/2021	Quarterly	1000m	2	3	7
State Forest	Forestry Corporation of NSW	25/02/2021	14/02/2021	Annually	1000m	0	0	0
NSW National Parks and Wildlife Service Reserves	NSW Office of Environment & Heritage	22/01/2021	11/12/2020	Annually	1000m	0	0	0
Hydrogeology Map of Australia	Commonwealth of Australia (Geoscience Australia)	08/10/2014	17/03/2000	As required	1000m	1	1	1
Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018	NSW Department of Planning, Industry and Environment	26/10/2020	21/02/2018	Annually	1000m	0	0	0
Groundwater Boreholes	NSW Dept. of Primary Industries - Water NSW; Commonwealth of Australia (Bureau of Meteorology)	24/07/2018	23/07/2018	Annually	2000m	0	0	34

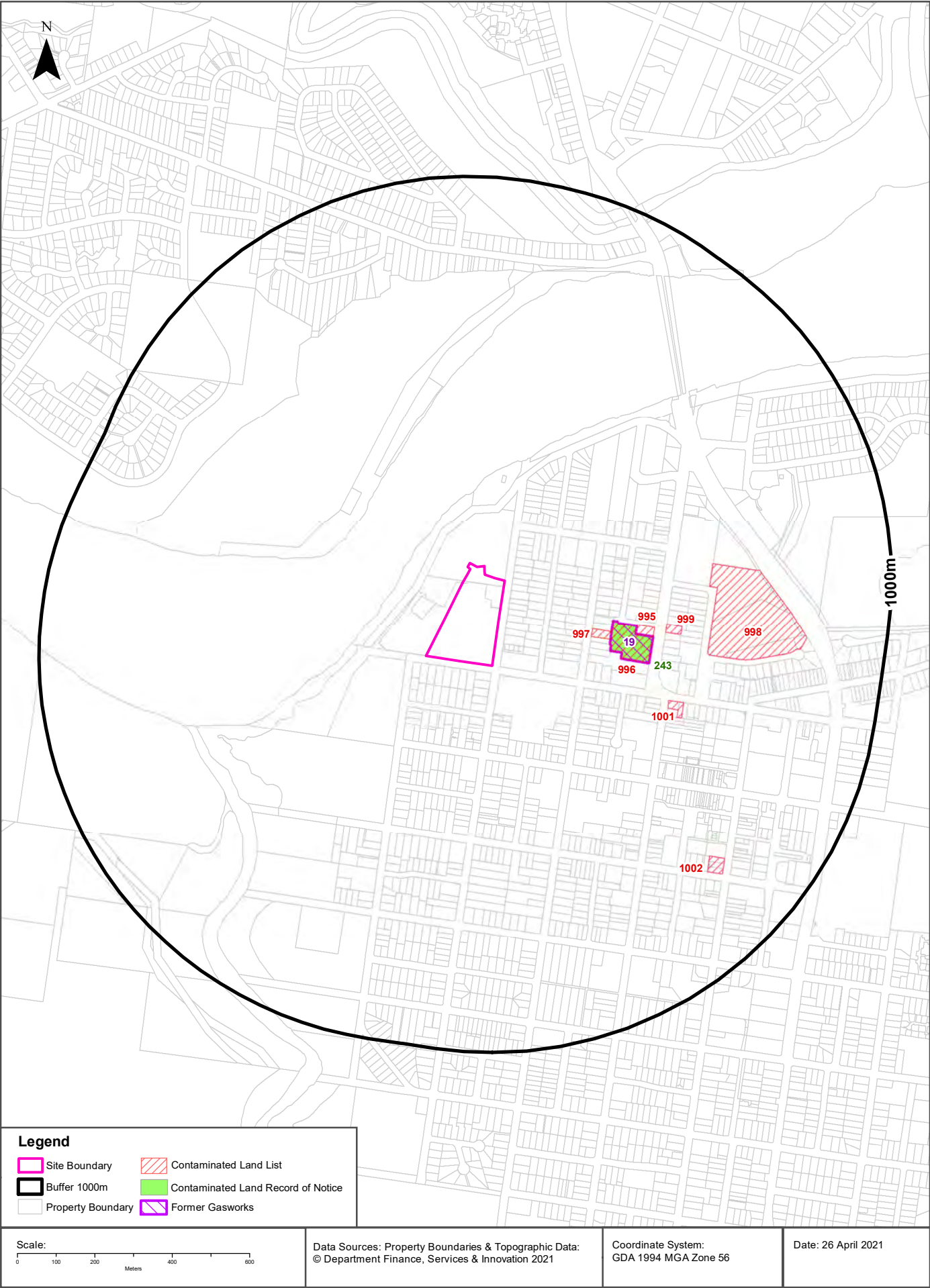
Dataset Name	Custodian	Supply Date	Currency Date	Update Frequency	Dataset Buffer (m)	No. Features Onsite	No. Features within 100m	No. Features within Buffer
Geological Units 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	1	1	3
Geological Structures 1:250,000	NSW Department of Planning, Industry and Environment	20/08/2014		Annually	1000m	0	0	0
Naturally Occurring Asbestos Potential	NSW Dept. of Industry, Resources & Energy	04/12/2015	24/09/2015	Unknown	1000m	0	0	0
Atlas of Australian Soils	Australian Bureau of Agriculture and Resource Economics and Sciences (ABARES)	19/05/2017	17/02/2011	As required	1000m	1	2	2
Soil Landscapes of Central and Eastern NSW	NSW Department of Planning, Industry and Environment	14/10/2020	27/07/2020	Annually	1000m	1	1	4
Environmental Planning Instrument Acid Sulfate Soils	NSW Department of Planning, Industry and Environment	21/04/2021	26/02/2021	Monthly	500m	1	-	-
Atlas of Australian Acid Sulfate Soils	CSIRO	19/01/2017	21/02/2013	As required	1000m	1	1	3
Dryland Salinity - National Assessment	National Land and Water Resources Audit	18/07/2014	12/05/2013	None planned	1000m	0	0	0
Mining Subsidence Districts	NSW Department of Customer Service - Subsidence Advisory NSW	16/02/2021	16/02/2021	Quarterly	1000m	0	0	0
Current Mining Titles	NSW Department of Industry	14/04/2021	14/04/2021	Monthly	1000m	0	0	0
Mining Title Applications	NSW Department of Industry	14/04/2021	14/04/2021	Monthly	1000m	0	0	0
Historic Mining Titles	NSW Department of Industry	14/04/2021	14/04/2021	Monthly	1000m	8	8	10
Environmental Planning Instrument SEPP State Significant Precincts	NSW Department of Planning, Industry and Environment	21/04/2021	07/12/2018	Monthly	1000m	0	0	0
Environmental Planning Instrument Land Zoning	NSW Department of Planning, Industry and Environment	21/04/2021	16/04/2021	Monthly	1000m	3	9	65
Commonwealth Heritage List	Australian Government Department of the Agriculture, Water and the Environment	23/02/2021	20/11/2019	Quarterly	1000m	0	0	0
National Heritage List	Australian Government Department of the Agriculture, Water and the Environment	23/02/2021	20/11/2019	Quarterly	1000m	0	0	0
State Heritage Register - Curtilages	NSW Department of Planning, Industry and Environment	15/02/2021	30/11/2020	Quarterly	1000m	0	0	3
Environmental Planning Instrument Local Heritage	NSW Department of Planning, Industry and Environment	21/04/2021	31/03/2021	Monthly	1000m	0	3	84
Bush Fire Prone Land	NSW Rural Fire Service	17/04/2021	14/04/2021	Weekly	1000m	0	1	3
Vegetation of Southern Forests	NSW Office of Environment & Heritage	09/12/2014	10/10/2011	Unknown	1000m	0	1	3
Ramsar Wetlands of Australia	Australian Government Department of Agriculture, Water and the Environment	24/02/2021	19/03/2020	Annually	1000m	0	0	0
Groundwater Dependent Ecosystems	Bureau of Meteorology	14/08/2017	15/05/2017	Annually	1000m	2	3	7
Inflow Dependent Ecosystems Likelihood	Bureau of Meteorology	14/08/2017	15/05/2017	Unknown	1000m	1	8	16
NSW BioNet Species Sightings	NSW Office of Environment & Heritage	20/04/2021	20/04/2021	Weekly	10000m	-	-	-

Site Diagram

Shoalhaven Street, Nowra, NSW 2541



Legend <div><div></div> Site Boundary</div> <div><div></div> Internal Parcel Boundaries</div>	Total Area: 31575m ²		Scale: 0 25 50 Meters	
	Total Perimeter: 784m		Data Sources: Data Sources: Aerial Imagery: © Aerometrex Pty Ltd	
	<small>Disclaimers:</small> Measurements are approximate only and may have been simplified or smaller lengths removed for readability. Parcels that make up a small percentage of the total site area have not been labelled for increased legibility.		Coordinate System: GDA 1994 MGA Zone 56	Date: 26 April 2021



Contaminated Land

Shoalhaven Street, Nowra, NSW 2541

List of NSW contaminated sites notified to EPA

Records from the NSW EPA Contaminated Land list within the dataset buffer:

Map Id	Site	Address	Suburb	Activity	Management Class	Status	Location Confidence	Dist	Direction
997	Former Gasworks Managers Residence	24 Osborne Street	Nowra	Gasworks	Regulation under CLM Act not required	Current EPA List	Premise Match	242m	East
996	Former gasworks	Lamonds Lane	Nowra	Gasworks	Contamination currently regulated under CLM Act	Current EPA List	Premise Match	292m	East
995	Fire Station	69 Bridge Road	Nowra	Gasworks	Regulation under CLM Act not required	Current EPA List	Premise Match	355m	East
999	Historically Filled Land	70 Bridge Road	Nowra	Unclassified	Regulation under CLM Act not required	Current EPA List	Premise Match	431m	East
1001	Woolworths Service Station	60 North Street	Nowra	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	465m	South East
998	Harry Sawkins Park	Bounded by Princes Hwy, Graham St & McGrath Avenue	Nowra	Gasworks	Regulation under CLM Act not required	Current EPA List	Premise Match	529m	East
1002	Shell Coles Express Service Station	55 Kinghorne Street	Nowra	Service Station	Regulation under CLM Act not required	Current EPA List	Premise Match	746m	South East

The values within the EPA site management class in the table above, are given more detailed explanations in the table below:

EPA site management class	Explanation
Contamination being managed via the planning process (EP&A Act)	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. The contamination of this site is managed by the consent authority under the Environmental Planning and Assessment Act 1979 (EP&A Act) planning approval process, with EPA involvement as necessary to ensure significant contamination is adequately addressed. The consent authority is typically a local council or the Department of Planning and Environment.
Contamination currently regulated under CLM Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). Management of the contamination is regulated by the EPA under the CLM Act. Regulatory notices are available on the EPA's Contaminated Land Public Record of Notices.
Contamination currently regulated under POEO Act	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation. Management of the contamination is regulated under the Protection of the Environment Operations Act 1997 (POEO Act). The EPA's regulatory actions under the POEO Act are available on the POEO public register.
Contamination formerly regulated under the CLM Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation under the Contaminated Land Management Act 1997 (CLM Act). The contamination was addressed under the CLM Act.
Contamination formerly regulated under the POEO Act	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed under the Protection of the Environment Operations Act 1997 (POEO Act).
Contamination was addressed via the planning process (EP&A Act)	The EPA has determined that the contamination is no longer significant enough to warrant regulation. The contamination was addressed by the appropriate consent authority via the planning process under the Environmental Planning and Assessment Act 1979 (EP&A Act).

EPA site management class	Explanation
Ongoing maintenance required to manage residual contamination (CLM Act)	The EPA has determined that ongoing maintenance, under the Contaminated Land Management Act 1997 (CLM Act), is required to manage the residual contamination. Regulatory notices under the CLM Act are available on the EPA's Contaminated Land Public Record of Notices.
Regulation being finalised	The EPA has completed an assessment of the contamination and decided that the contamination is significant enough to warrant regulation under the Contaminated Land Management Act 1997. A regulatory approach is being finalised.
Regulation under the CLM Act not required	The EPA has completed an assessment of the contamination and decided that regulation under the Contaminated Land Management Act 1997 is not required.
Under assessment	The contamination is being assessed by the EPA to determine whether regulation is required. The EPA may require further information to complete the assessment. For example, the completion of management actions regulated under the planning process or Protection of the Environment Operations Act 1997. Alternatively, the EPA may require information via a notice issued under s77 of the Contaminated Land Management Act 1997 or issue a Preliminary Investigation Order.

NSW EPA Contaminated Land List Data Source: Environment Protection Authority
 © State of New South Wales through the Environment Protection Authority

Contaminated Land

Shoalhaven Street, Nowra, NSW 2541

Contaminated Land: Records of Notice

Record of Notices within the dataset buffer:

Map Id	Name	Address	Suburb	Notices	Area No	Location Confidence	Distance	Direction
243	Former Gasworks	Lamonds Lane	Nowra	1 current and 3 former	3191	Premise Match	292m	East

Contaminated Land Records of Notice Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority
Terms of use and disclaimer for Contaminated Land: Record of Notices, please visit
<http://www.epa.nsw.gov.au/clm/clmdisclaimer.htm>

Former Gasworks

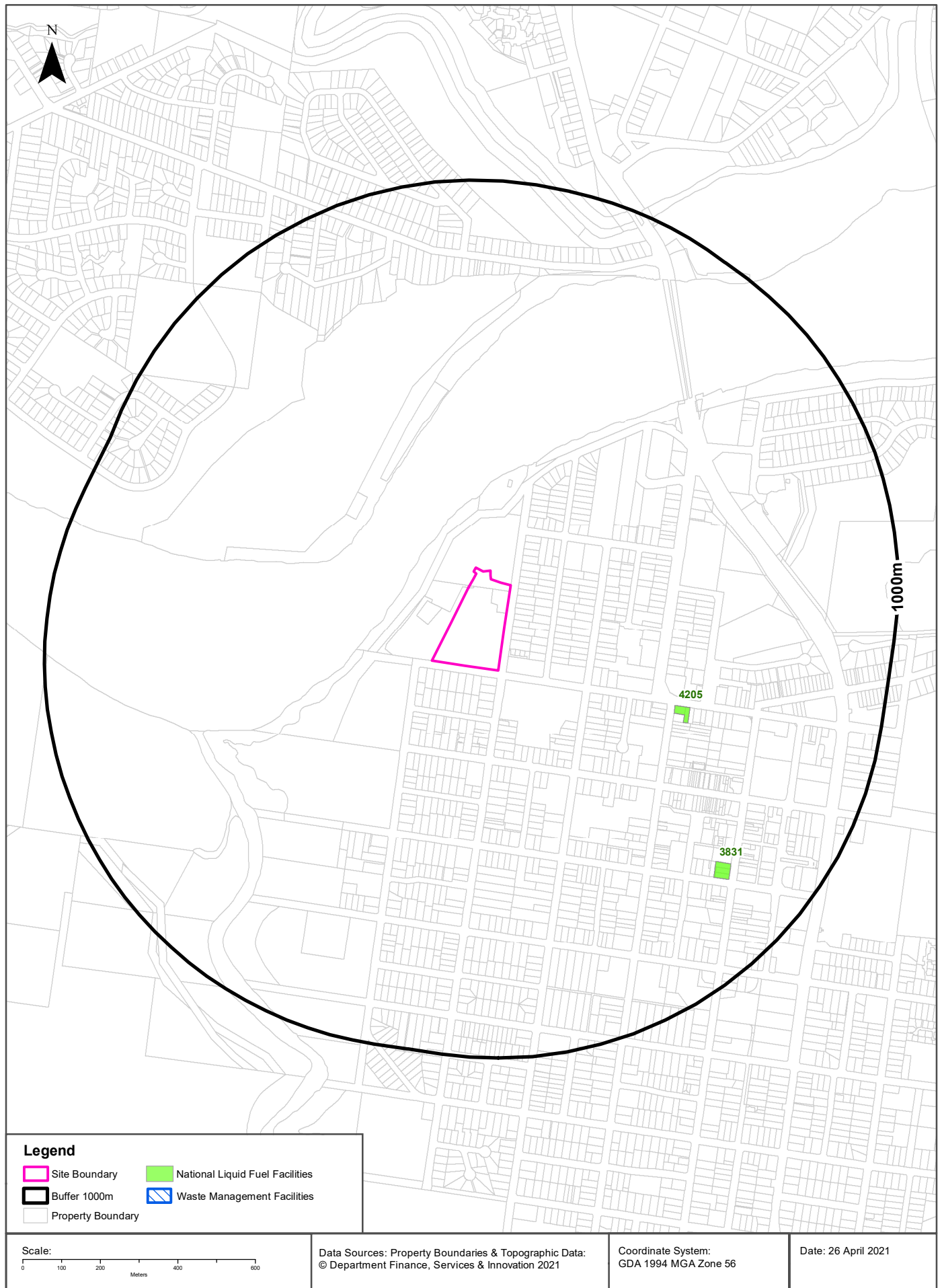
Former Gasworks within the dataset buffer:

Map Id	Location	Council	Further Info	Location Confidence	Distance	Direction
19	Lamonds Lane, Nowra	Shoalhaven City Council	Search record of EPA notices	Premise Match	292m	East

Former Gasworks Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Waste Management & Liquid Fuel Facilities

Shoalhaven Street, Nowra, NSW 2541



Waste Management & Liquid Fuel Facilities

Shoalhaven Street, Nowra, NSW 2541

National Waste Management Site Database

Sites on the National Waste Management Site Database within the dataset buffer:

Site Id	Owner	Name	Address	Suburb	Class	Landfill	Reprocess	Transfer	Comments	Loc Conf	Dist	Direction
N/A	No records in buffer											

Waste Management Facilities Data Source: Geoscience Australia

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National Liquid Fuel Facilities

National Liquid Fuel Facilities within the dataset buffer:

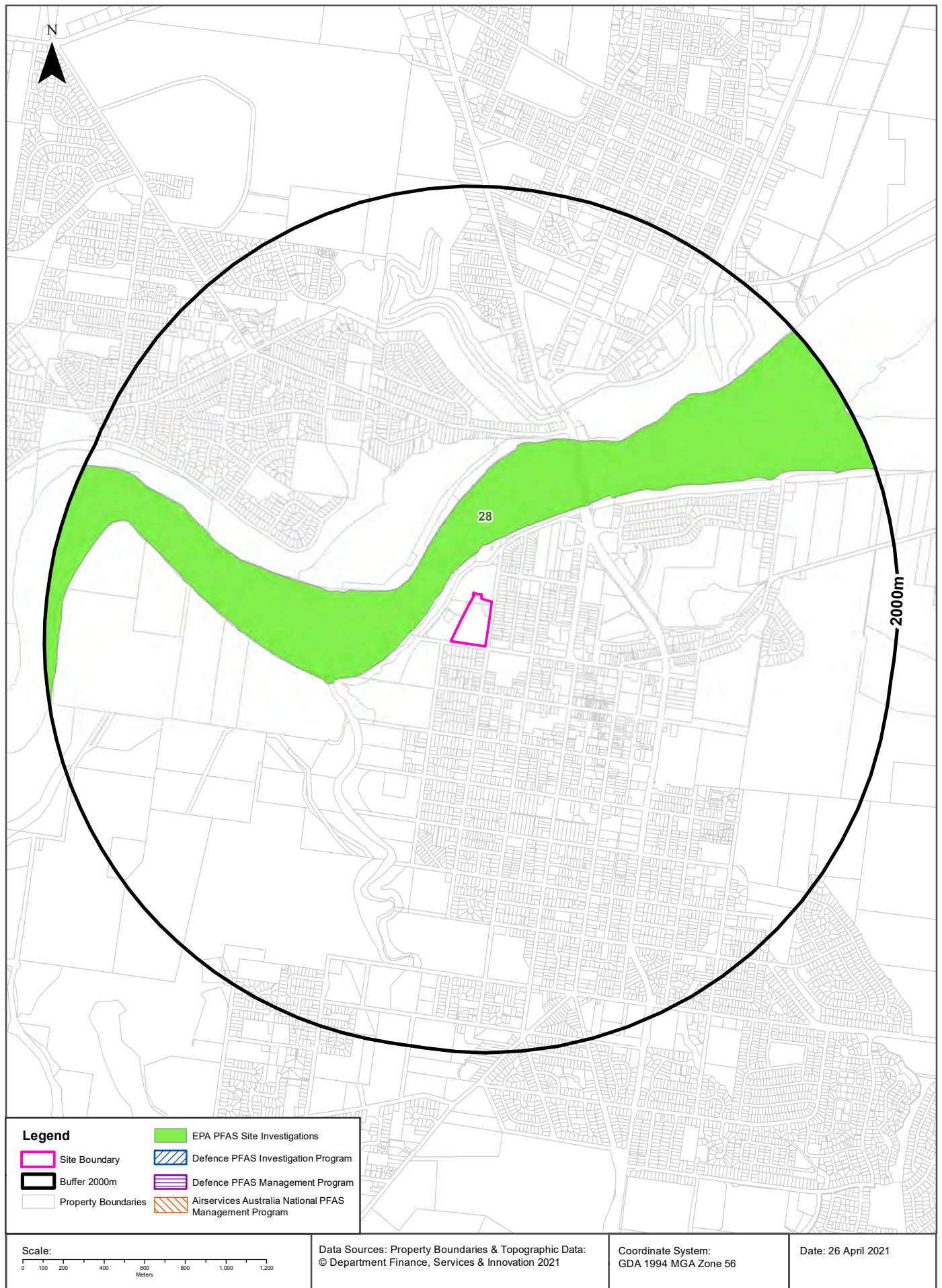
Map Id	Owner	Name	Address	Suburb	Class	Operational Status	Operator	Revision Date	Loc Conf	Dist	Direction
4205	Caltex	Woolworths Caltex Nowra	58A North Street	Nowra	Petrol Station	Operational		25/07/2011	Premise Match	465m	South East
3831	Shell	Coles Express Nowra	51A-55 Kinghorne Street	Nowra	Petrol Station	Operational		25/07/2011	Premise Match	746m	South East

National Liquid Fuel Facilities Data Source: Geoscience Australia

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PFAS Investigation & Management Programs

Shoalhaven Street, Nowra, NSW 2541



PFAS Investigation & Management Programs

Shoalhaven Street, Nowra, NSW 2541

EPA PFAS Investigation Program

Sites that are part of the EPA PFAS investigation program, within the dataset buffer:

Map ID	Site	Address	Loc Conf	Dist	Dir
28	Shoalhaven River	Shoalhaven River, 2541	Premise Match	140m	North

EPA PFAS Investigation Program: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Defence PFAS Investigation Program

Sites being investigated by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Investigation Program Data Custodian: Department of Defence, Australian Government

Defence PFAS Management Program

Sites being managed by the Department of Defence for PFAS contamination within the dataset buffer:

Map ID	Base Name	Address	Loc Conf	Dist	Dir
N/A	No records in buffer				

Defence PFAS Management Program Data Custodian: Department of Defence, Australian Government

Airservices Australia National PFAS Management Program

Sites being investigated or managed by Airservices Australia for PFAS contamination within the dataset buffer:

Map ID	Site Name	Impacts	Loc Conf	Dist	Dir
N/A	No records in buffer				

Airservices Australia National PFAS Management Program Data Custodian: Airservices Australia

Defence Sites

Shoalhaven Street, Nowra, NSW 2541

Defence 3 Year Regional Contamination Investigation Program

Sites which have been assessed as part of the Defence 3 Year Regional Contamination Investigation Program within the dataset buffer:

Property ID	Base Name	Address	Known Contamination	Loc Conf	Dist	Dir
N/A	No records in buffer					

Defence 3 Year Regional Contamination Investigation Program, Data Custodian: Department of Defence, Australian Government

EPA Other Sites with Contamination Issues

Shoalhaven Street, Nowra, NSW 2541

EPA Other Sites with Contamination Issues

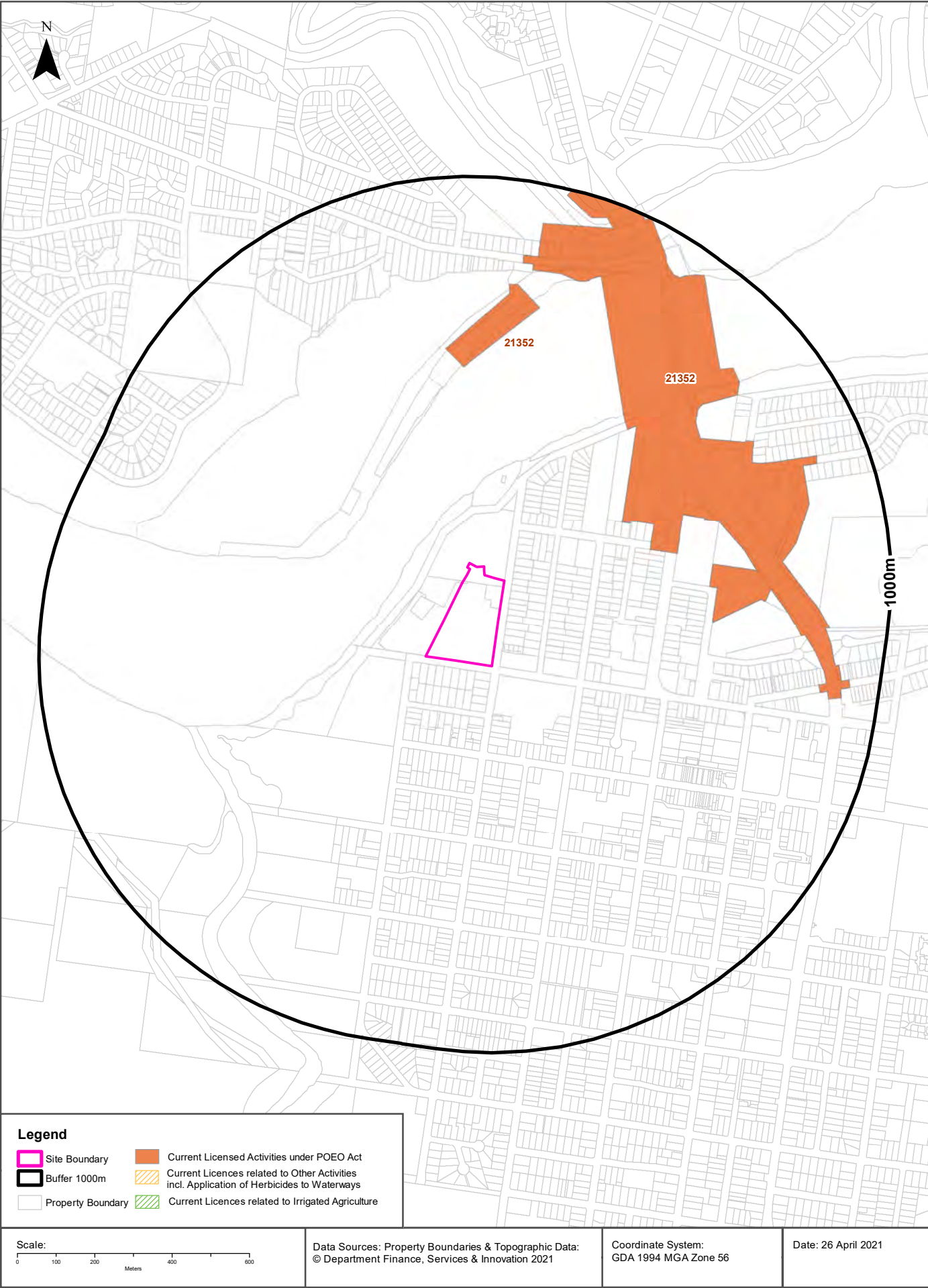
This dataset contains other sites identified on the EPA website as having contamination issues. This dataset currently includes:

- James Hardie asbestos manufacturing and waste disposal sites
- Radiological investigation sites in Hunter's Hill
- Pasminco Lead Abatement Strategy Area

Sites within the dataset buffer:

Site Id	Site Name	Site Address	Dataset	Comments	Location Confidence	Distance	Direction
N/A	No records in buffer						

EPA Other Sites with Contamination Issues: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority



EPA Activities

Shoalhaven Street, Nowra, NSW 2541

Licensed Activities under the POEO Act 1997

Licensed activities under the Protection of the Environment Operations Act 1997, within the dataset buffer:

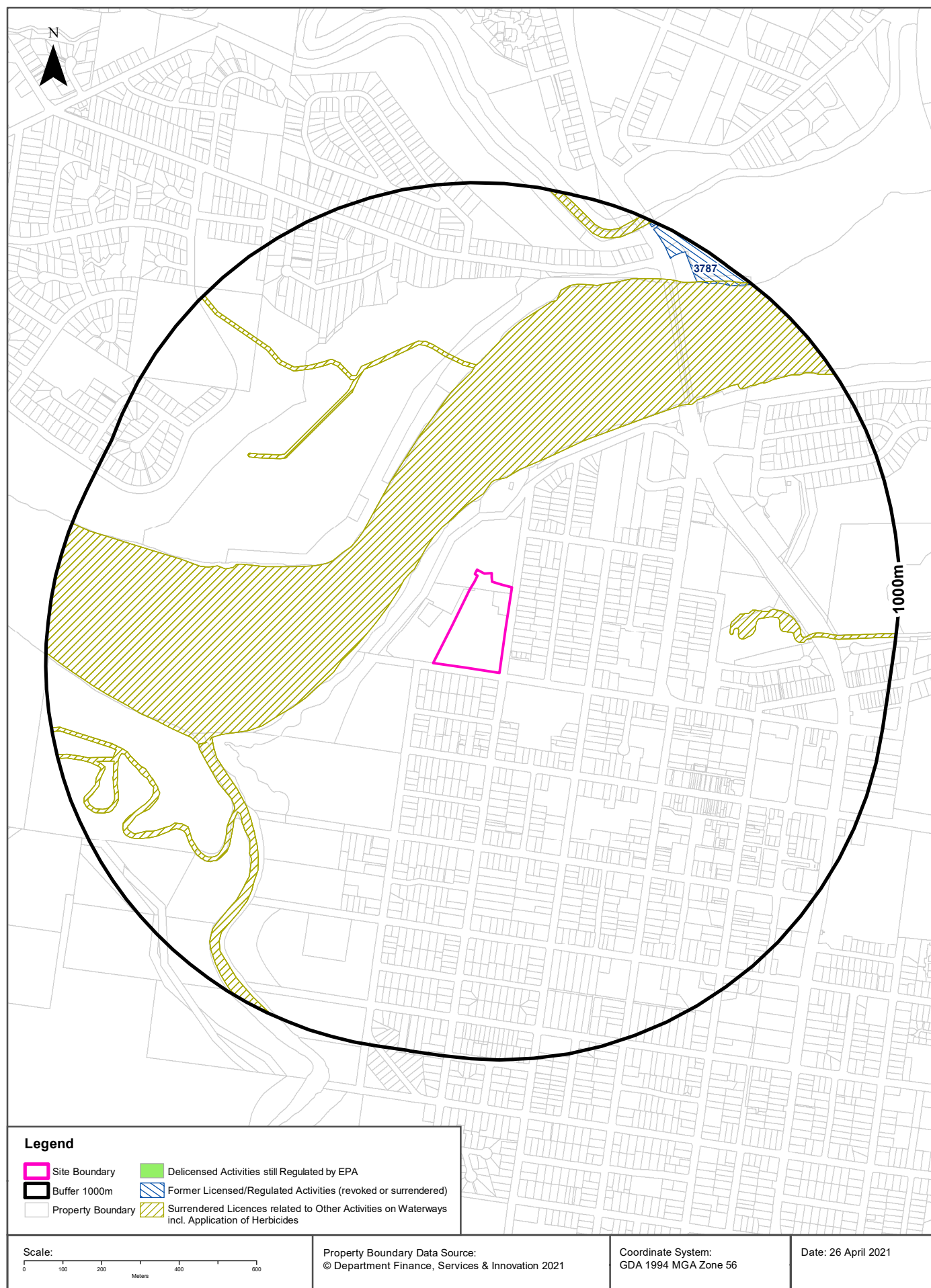
EPL	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
21352	FULTON HOGAN CONSTRUCTION PTY LTD		NOWRA, NSW 2541		Road construction (>=50,000T & road to be constructed <10km)	Premise Match	341m	North East

POEO Licence Data Source: Environment Protection Authority

© State of New South Wales through the Environment Protection Authority

Delicensed & Former Licensed EPA Activities

Shoalhaven Street, Nowra, NSW 2541



EPA Activities

Shoalhaven Street, Nowra, NSW 2541

Delicensed Activities still regulated by the EPA

Delicensed activities still regulated by the EPA, within the dataset buffer:

Licence No	Organisation	Name	Address	Suburb	Activity	Loc Conf	Distance	Direction
N/A	No records in buffer							

Delicensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Former Licensed Activities under the POEO Act 1997, now revoked or surrendered

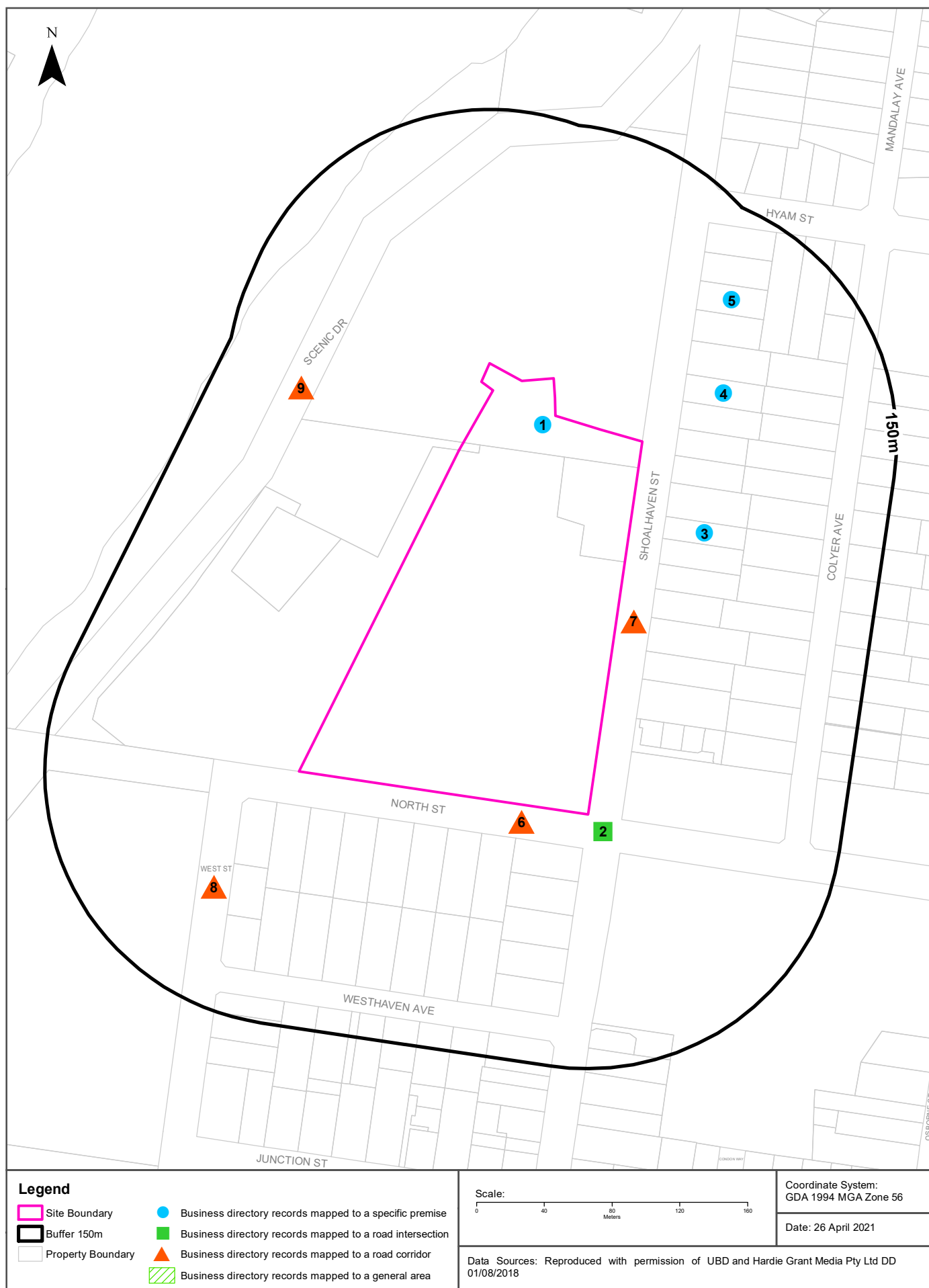
Former Licensed activities under the Protection of the Environment Operations Act 1997, now revoked or surrendered, within the dataset buffer:

Licence No	Organisation	Location	Status	Issued Date	Activity	Loc Conf	Distance	Direction
4653	LUHRMANN ENVIRONMENT MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW	Surrendered	06/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	140m	North West
4838	Robert Orchard	Various Waterways throughout New South Wales - SYDNEY NSW 2000	Surrendered	07/09/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	140m	North West
6630	SYDNEY WEED & PEST MANAGEMENT PTY LTD	WATERWAYS THROUGHOUT NSW - PROSPECT, NSW, 2148	Surrendered	09/11/2000	Other Activities / Non Scheduled Activity - Application of Herbicides	Network of Features	140m	North West
3787	ELSIE EDITH BRYCE	474 PRINCES HIGHWAY, NOWRA, NSW 2541	Surrendered	04/05/2001	Other Activities - Irrigated Agriculture	Premise Match	920m	North East

Former Licensed Activities Data Source: Environment Protection Authority
© State of New South Wales through the Environment Protection Authority

Historical Business Directories

Shoalhaven Street, Nowra, NSW 2541



Historical Business Directories

Shoalhaven Street, Nowra, NSW 2541

Business Directory Records 1950-1991 Premise or Road Intersection Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a premise or road intersection within the dataset buffer:

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	HOSPITALS &/OR NURSING HOMES.	Shoalhaven District Memorial Hospital., Shoalhaven St Nowra	101965	1991	Premise Match	0m	On-site
	HOSPITALS &/OR HEALTH CENTRES	Shoalhaven District Memorial Hospital, Shoalhaven St., Nowra-Bomaderry	137745	1982	Premise Match	0m	On-site
	HOSPITALS & HEALTH CENTRES	Shoalhaven District Memorial Hospital, Shoalhaven St. Nowra-Bomaderry	569742	1970	Premise Match	0m	On-site
	HOSPITALS & HEALTH CENTRES	Shoalhaven District Memorial Hospital, Shoalhaven St., Nowra - Bomaderry	218264	1961	Premise Match	0m	On-site
2	BOAT, LAUNCH & YACHT BUILDERS & REPAIRERS	Vost, Chas., 47 Shoalhaven St., Nowra - Bomaderry	217881	1961	Road Intersection	13m	South East
	CARRIERS & CARTAGE CONTRACTORS	Egan, A. V., 54a Shoalhaven St. Nowra	142046	1950	Road Intersection	13m	South East
	TANK MANUFACTURERS	Roche, P. J., 58 Shoalhaven St. Nowra	143725	1950	Road Intersection	13m	South East
	BOAT BUILDERS	Vost, Chas., 47 Shoalhaven St. Nowra	141958	1950	Road Intersection	13m	South East
	BUILDERS & BUILDING CONTRACTORS	Vost, Chas., 47 Shoalhaven St. Nowra	141999	1950	Road Intersection	13m	South East
3	CARRIERS & CARTAGE CONTRACTORS	Sheedy, H. A., 38 Shoalhaven St. Nowra	142067	1950	Premise Match	20m	East
4	CARRIERS & CARTAGE CONTRACTORS	Beaumont, T., 28 Shoalhaven St. Nowra	142039	1950	Premise Match	34m	North East
5	BRICKLAYERS & BRICKLAYING CONTRACTORS	Lovell, H. A., 22 Shoalhaven St., Nowra - Bomaderry	217897	1961	Premise Match	84m	North East

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Business Directory Records 1950-1991

Road or Area Matches

Universal Business Directory records from years 1991, 1982, 1970, 1961 & 1950, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published:

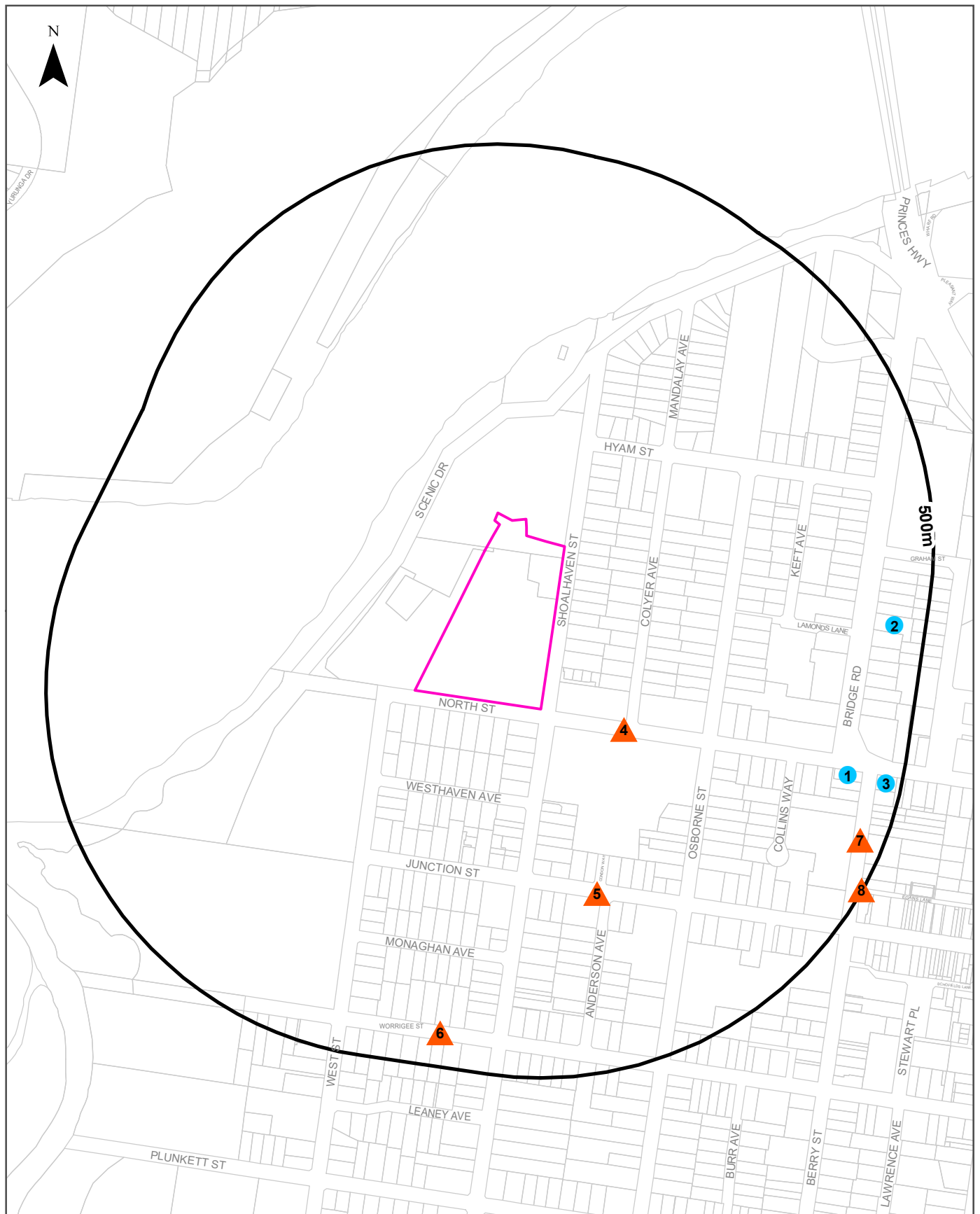
Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
6	MOTOR CAR DEALERS - NEW &/OR USED.	Big W Motors Pty Ltd., North St Nowra	105626	1991	Road Match	0m
	MOTOR CAR DEALERS - NEW &/OR USED.	Farrell's Kerry Finer Car Centre., North St Nowra	105646	1991	Road Match	0m
	AUTO ELECTRICIANS.	Francis Auto Electrical Pty Ltd Shell Autoport., North St Nowra	98050	1991	Road Match	0m
	BATTERY SALES &/OR SERVICE.	Francis Auto Electrical Pty Ltd Shell Autoport., North St Nowra	98296	1991	Road Match	0m
	ELECTRICAL APPLIANCE REPAIR &/OR SERVICE AGENTS	Markwell Dick Services., North St Nowra	99079	1991	Road Match	0m
	LOCKSMITHS &/OR KEY CUTTERS.	Markwell. Dick Services., North St Nowra	103095	1991	Road Match	0m
	ELECTRIC MOTOR WINDING/REWINDING SPECIALISTS	Harrison & Son North Street, Nowra Nowra-Bomaderry	569573	1970	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Mulhall's Garage, North St. Nowra-Bomaderry	569910	1970	Road Match	0m
	GENERAL ENGINEERS	Harrison & Son North Street, Nowra, Nowra - Bomaderry	218099	1961	Road Match	0m
	ENGINEERS-PRECISION	Harrison & Son, North St., Nowra - Bomaderry	218104	1961	Road Match	0m
	ENGINEERS-GENERAL, MFRG. & MECHANICAL	Harrison and Son, North St., Nowra - Bomaderry	218091	1961	Road Match	0m
	MOTOR ACCESSORIES & SPARE PARTS DEALERS	Harrison and Son, North St., Nowra - Bomaderry	218377	1961	Road Match	0m
	MOTOR ENGINE RECONDITIONERS	Harrison and Son, North St., Nowra - Bomaderry	218410	1961	Road Match	0m
	WELDERS-ELECTRIC & OXY	Harrison and Son, North St., Nowra - Bomaderry	218612	1961	Road Match	0m
	INSURANCE AGENTS	Lawrence Motors, North St., Nowra - Bomaderry	218280	1961	Road Match	0m
	MOTOR ACCESSORIES & SPARE PARTS DEALERS	Lawrence Motors, North St., Nowra - Bomaderry	218379	1961	Road Match	0m
	MOTOR CAR & TRUCK DEALERS-NEW & USED	Lawrence Motors, North St., Nowra - Bomaderry	218398	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Lawrence Motors, North St., Nowra - Bomaderry	218420	1961	Road Match	0m
	MOTOR PAINTERS & PANEL BEATERS	Lawrence Motors, North St., Nowra - Bomaderry	218438	1961	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	McCarthy, C. J., North St., Nowra - Bomaderry	217983	1961	Road Match	0m
	MOTOR ACCESSORIES & SPARE PARTS DEALERS	Mulhall's Garage, North St., Nowra - Bomaderry	218381	1961	Road Match	0m
	MOTOR CAR & TRUCK DEALERS-NEW & USED	Mulhall's Garage, North St., Nowra - Bomaderry	218400	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Mulhall's Garage, North St., Nowra - Bomaderry	218422	1961	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mulhall's Garage, North St., Nowra - Bomaderry	218449	1961	Road Match	0m
	MOTOR AND MARINE ENGINEERS	Blue Star Garage North Street, Nowra Nowra	143577	1950	Road Match	0m
	AGRICULTURAL MACHINERY REPAIRERS	Blue Star Garage, North St. Nowra	141914	1950	Road Match	0m
	BATTERY SERVICE STATIONS	Blue Star Garage, North St. Nowra	141944	1950	Road Match	0m

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
6	MOTOR GARAGES & ENGINEERS	Blue Star Garage, North St. Nowra	143564	1950	Road Match	0m
	MOTOR SERVICE STATIONS	Blue Star Garage, North St. Nowra	143603	1950	Road Match	0m
	TRACTOR REPAIR SPECIALISTS	Blue Star Garage, North St. Nowra	143743	1950	Road Match	0m
	WELDERS-ELECTRIC & OXY	Blue Star Garage, North St. Nowra	143759	1950	Road Match	0m
	FIBROUS PLASTER MANUFACTURERS	Chamberlain, S. C., North St. Nowra	143352	1950	Road Match	0m
	CHEMISTS	Harris J. H. 9 North St. Nowra	143267	1950	Road Match	0m
	CARRIERS & CARTAGE CONTRACTORS	McCarthy, C. J., North St. Nowra	142057	1950	Road Match	0m
	MOTOR TRIMMERS	Stone and Son, North St. (Princes Highway.) Nowra	143612	1950	Road Match	0m
	ENGINEERS-STRUCTURAL & FABRICATING	Stone and Son, North St. Nowra	143347	1950	Road Match	0m
	MOTOR PAINTERS & PANEL BEATERS	Stone and Son, North St. Nowra	143601	1950	Road Match	0m
	WELDERS-ELECTRIC & OXY	Stone and Son, North St. Nowra	143768	1950	Road Match	0m
	MOTOR SALVAGE	Wheeler and Brown, North St. Nowra	143585	1950	Road Match	0m
7	TIMBER MERCHANTS-WHOLESALE	Rolfe, J. H., 1 Shoalhaven St. Nowra	143734	1950	Road Match	0m
8	SAWMILLERS	Culgan, M. R., 11 West St. Nowra	143681	1950	Road Match	38m
	CARPENTERS & JOINERS	Owen, H. H., 19 West St. Nowra	142038	1950	Road Match	38m
9	MOTELS	River-Haven Motel., Scenic Dr Nowra	102011	1991	Road Match	85m
	MOTELS	River-Haven Motel, Scenic Rd., Nowra-Bomaderry	137821	1982	Road Match	85m
	GUEST HOUSES	Mandalay Guest House, Scenic Rd. Nowra-Bomaderry	569713	1970	Road Match	85m
	MOTELS	River-Haven Motel, Scenic Rd. Nowra-Bomaderry	569845	1970	Road Match	85m
	CATERERS	Riverhaven Motel, Scenic Rd. Nowra-Bomaderry	569499	1970	Road Match	85m
	HOLIDAY ACCOMMODATION	Riverhaven Motel, Scenic Rd. Nowra-Bomaderry	569739	1970	Road Match	85m
	GUEST HOUSES	Mandalay Guest House, Scenic Rd., Nowra - Bomaderry	218235	1961	Road Match	85m
	CABARETS, DANCE RESTAURANTS & ROAD HOUSES	Riverhaven Cabaret, Scenic Rd., Nowra - Bomaderry	217940	1961	Road Match	85m
	CATERERS	Riverhaven Motel, Scenic Rd., Nowra - Bomaderry	218000	1961	Road Match	85m
	HOLIDAY ACCOMMODATION	Riverhaven Motel, Scenic Rd., Nowra - Bomaderry	218259	1961	Road Match	85m
	GUEST HOUSES	Mandalay Guest House, Scenic Rd. Nowra	143434	1950	Road Match	85m
	CABARETS	Riverhaven Cabaret, Scenic Rd. Nowra	142012	1950	Road Match	85m
	CATERERS	Riverhaven Cabaret, Scenic Rd. Nowra	143266	1950	Road Match	85m

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Dry Cleaners, Motor Garages & Service Stations

Shoalhaven Street, Nowra, NSW 2541



Legend

- Site Boundary
- Buffer 500m
- Property Boundary
- Business directory records mapped to a specific premise
- Business directory records mapped to a road intersection
- ▲ Business directory records mapped to a road corridor
- Business directory records mapped to a general area

Scale:

0 100 200 300 400
Meters

Coordinate System:
GDA 1994 MGA Zone 56

Date: 26 April 2021

Data Sources: Reproduced with permission of UBD and Hardie Grant Media Pty Ltd DD 01/08/2018

Historical Business Directories

Shoalhaven Street, Nowra, NSW 2541

Dry Cleaners, Motor Garages & Service Stations Premise or Road Intersection Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a premise or road intersection, within the dataset buffer.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Property Boundary or Road Intersection	Direction
1	MOTOR GARAGES & ENGINEERS	Lawrence Motors, 1 Berry St. Nowra-Bomaderry	569908	1970	Premise Match	407m	South East
	MOTOR GARAGES & ENGINEERS	Lawrence Motors, 1 Berry St. Nowra	143572	1950	Premise Match	407m	South East
	MOTOR SERVICE STATIONS	Lawrence Motors, 1 Berry St. Nowra	143606	1950	Premise Match	407m	South East
2	DRY CLEANERS, PRESSERS & DYERS	Kelly, A. S. & R. I., 68 Bridge St., Nowra - Bomaderry	218056	1961	Premise Match	431m	East
3	MOTOR GARAGES & ENGINEERS	Francis Garage Nowra Pty. Ltd., 2 Berry St., Nowra - Bomaderry	218416	1961	Premise Match	465m	South East
	MOTOR GARAGES & ENGINEERS	FranCis Garage, 2 Berry St. Nowra	143568	1950	Premise Match	465m	South East
	MOTOR SERVICE STATIONS	Francis Garage, 2 Berry St. Nowra	143605	1950	Premise Match	465m	South East

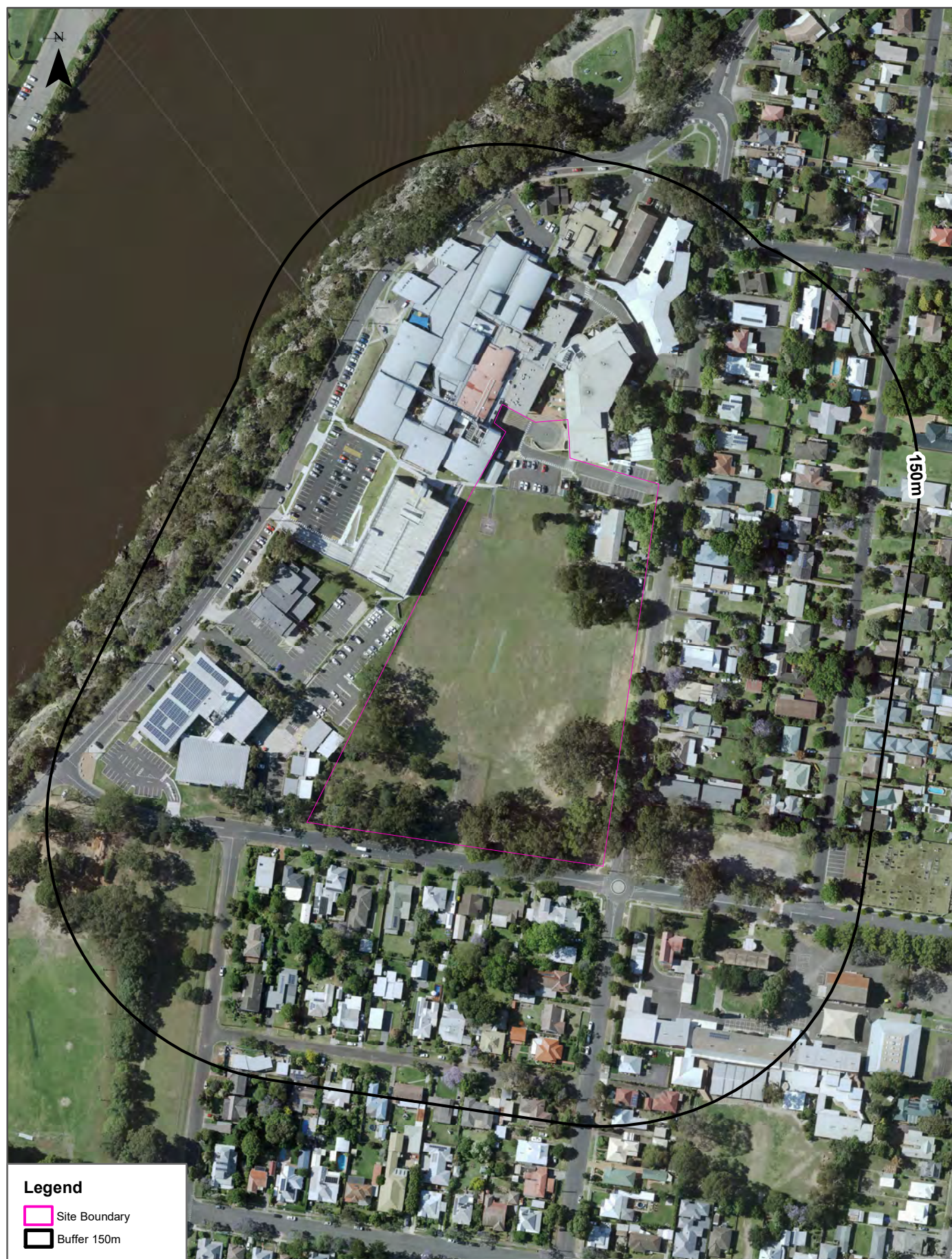
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Dry Cleaners, Motor Garages & Service Stations Road or Area Matches

Dry Cleaners, Motor Garages & Service Stations from UBD Business Directories, mapped to a road or an area, within the dataset buffer. Records are mapped to the road when a building number is not supplied, cannot be found, or the road has been renumbered since the directory was published.

Map Id	Business Activity	Premise	Ref No.	Year	Location Confidence	Distance to Road Corridor or Area
4	MOTOR GARAGES & ENGINEERS	Mulhall's Garage, North St. Nowra-Bomaderry	569910	1970	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Lawrence Motors, North St., Nowra - Bomaderry	218420	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Mulhall's Garage, North St., Nowra - Bomaderry	218422	1961	Road Match	0m
	MOTOR SERVICE STATIONS-PETROL, OIL, ETC.	Mulhall's Garage, North St., Nowra - Bomaderry	218449	1961	Road Match	0m
	MOTOR GARAGES & ENGINEERS	Blue Star Garage, North St. Nowra	143564	1950	Road Match	0m
	MOTOR SERVICE STATIONS	Blue Star Garage, North St. Nowra	143603	1950	Road Match	0m
5	DRY CLEANERS & PRESSERS.	Wilder Dry Cleaners., Shop 6 Main Arcade Junction St Nowra	100458	1991	Road Match	222m
	DRY CLEANERS & PRESSERS	Buttons Dry Cleaning Service. 6 Main Arc., Junction St., Nowra-Bomaderry	137578	1982	Road Match	222m
	DRY CLEANERS, PRESSERS & OVERS	Webb's Corner Store, Junction St. Nowra-Bomaderry	569561	1970	Road Match	222m
	DRY CLEANERS, PRESSERS & DYERS	Webb's Corner Store, Junction St., Nowra - Bomaderry	218057	1961	Road Match	222m
6	MOTOR GARAGES & ENGINEERS	Nowra Motors, Worrigee St. Nowra-Bomaderry	569912	1970	Road Match	444m
7	GENERAL MOTOR ENGINEERS SERVICE STATION ACCESSORIES	Francis' Garage 2 Berry Street, Nowra Nowra	143538	1950	Road Match	445m
8	DRY CLEANERS, PRESSERS & OVERS	Buttons Dry Cleaning Service, Egans La. Nowra-Bomaderry	569558	1970	Road Match	497m

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Aerial Imagery 2016

Shoalhaven Street, Nowra, NSW 2541





Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 26 April 2021
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Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © 2021 Google Inc, used with permission. Google and the Google logo are registered trademarks of Google Inc.	Coordinate System: GDA 1994 MGA Zone 56	Date: 26 April 2021
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Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 26 April 2021
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Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 26 April 2021
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Scale: 0 30 60 90 120 Meters	Data Source Aerial Imagery: © NSW Department of Customer Service	Coordinate System: GDA 1994 MGA Zone 56	Date: 26 April 2021
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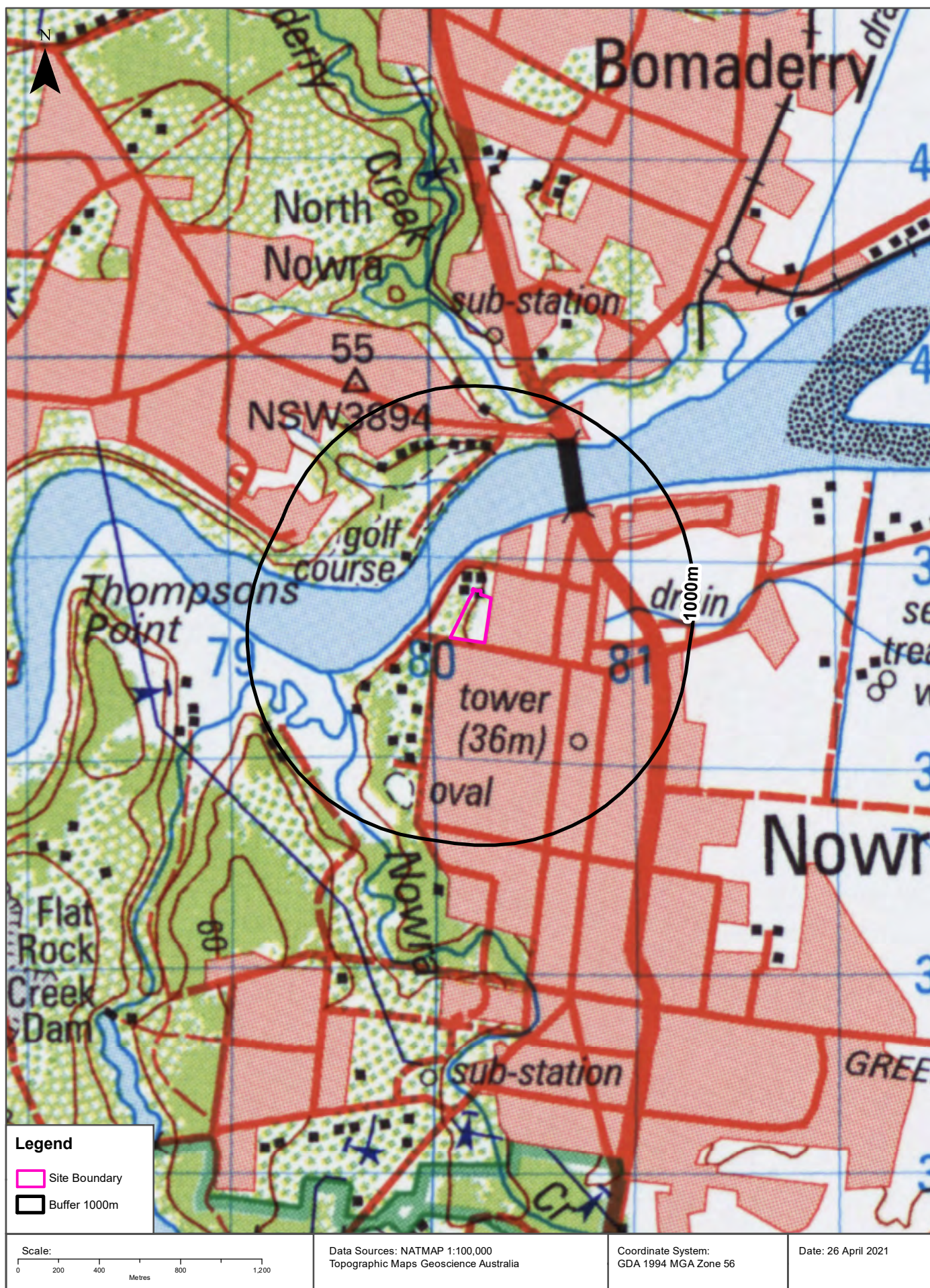
Topographic Map 2015

Shoalhaven Street, Nowra, NSW 2541



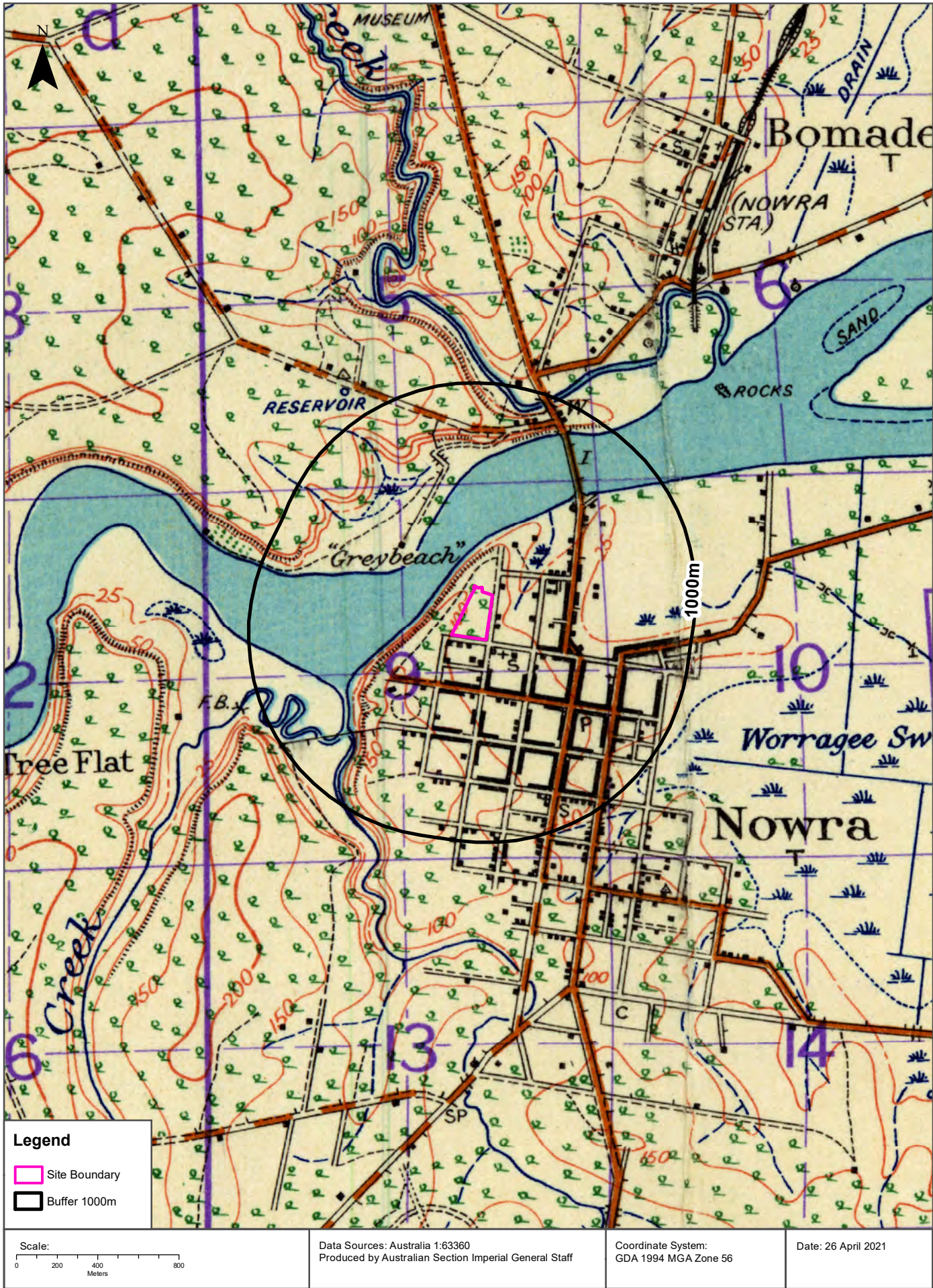
Historical Map 1998

Shoalhaven Street, Nowra, NSW 2541

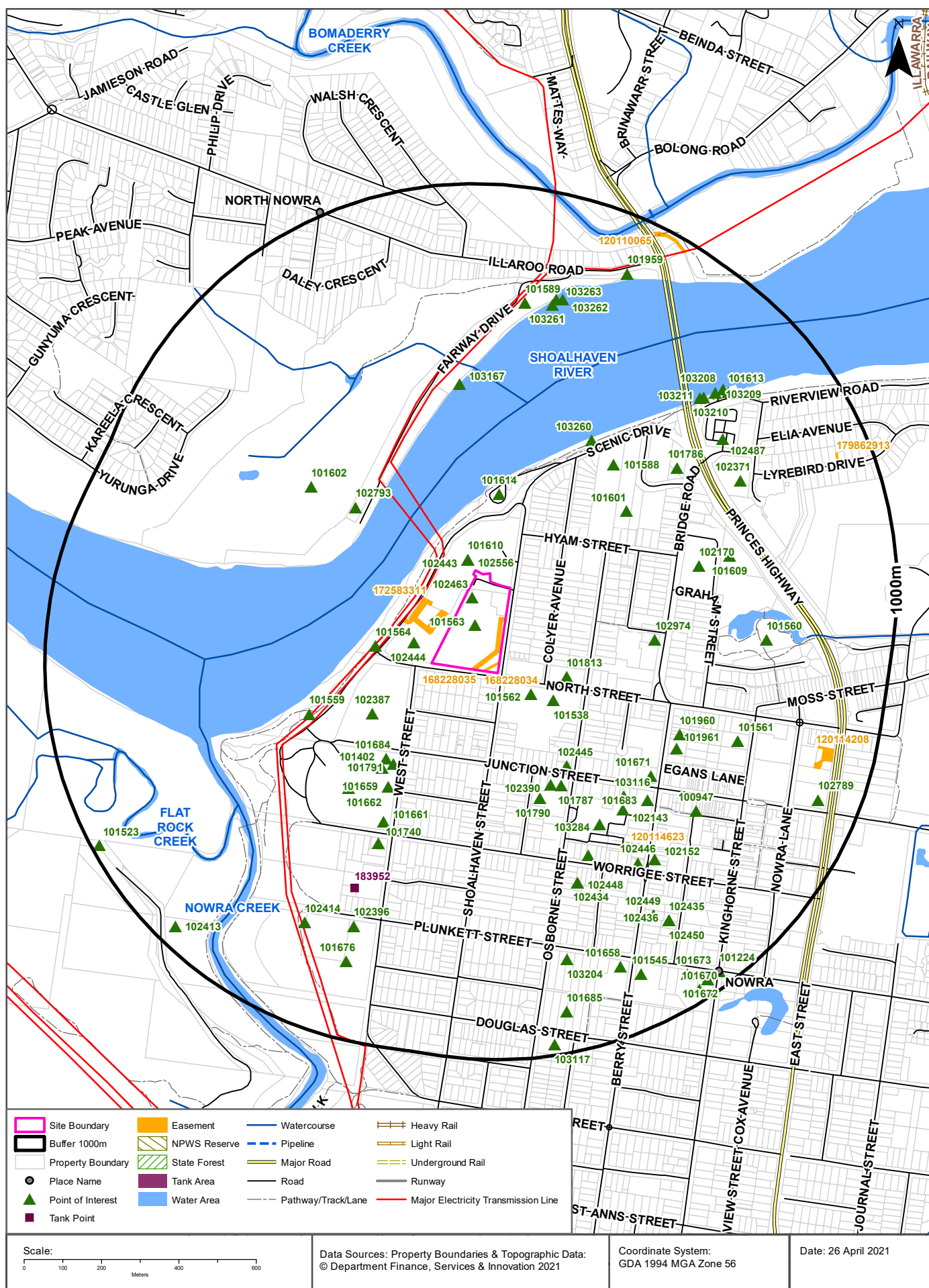


Historical Map c.1929

Shoalhaven Street, Nowra, NSW 2541



Shoalhaven Street, Nowra, NSW 2541



Topographic Features

Shoalhaven Street, Nowra, NSW 2541

Points of Interest

What Points of Interest exist within the dataset buffer?

Map Id	Feature Type	Label	Distance	Direction
101563	Sports Field	NOWRA PARK	0m	On-site
102463	Helipad	Helipad	0m	On-site
102443	Community Medical Centre	NOWRA LINKS HOUSE	33m	North
101610	General Hospital	SHOALHAVEN DISTRICT MEMORIAL HOSPITAL	33m	North
102556	Community Home	SHOALHAVEN TRANSITIONAL AGED CARE SERVICE	33m	North
102444	Community Medical Centre	DIAGNOSTIC AND ASSESSMENT NOWRA	65m	West
101562	Place Of Worship	CATHOLIC CHURCH	101m	South East
101564	Lookout	Lookout	154m	West
101538	Primary School	ST MICHAEL'S CATHOLIC PRIMARY SCHOOL	160m	South East
101813	Cemetery	OLD CATHOLIC CEMETERY	177m	South East
102387	Sports Field	Sports Field	201m	South West
101614	Park	PARINGA PARK	206m	North
101684	Monument	WAR MEMORIAL	273m	South West
101791	Sports Field	CROQUET GREEN	280m	South West
102445	Community Medical Centre	NOWRA OLDER PERSONS MENTAL HEALTH BUILDING	298m	South East
101402	Community Facility	NOWRA CROQUET CLUB	298m	South West
102390	Club	NOWRA BOWLING AND RECREATION CLUB	320m	South East
101787	Sports Field	BOWLING GREEN	334m	South East
101659	Sports Court	TENNIS COURTS	338m	South West
101790	Sports Field	BOWLING GREEN	341m	South
101559	Lookout	HANGING ROCK LOOKOUT	342m	South West
102793	Club	NOWRA GOLF AND RECREATION CLUB	350m	North West
101601	Park	MOOREHOUSE PARK	360m	North East
101662	Showground	NOWRA SHOWGROUND	386m	South West
102974	Fire Station	NOWRA FIRE STATION	390m	East
101588	Swimming Pool	NOWRA POOL	417m	North East
101661	Sports Court	TENNIS COURTS	428m	South West
103260	Picnic Area	Picnic Area	433m	North East
103116	Park	RAUCH PARK	456m	South East
103284	Nursing Home	UNITING OSBORNE NOWRA	471m	South East
101602	Golf Course	NOWRA GOLF COURSE	476m	North West

Map Id	Feature Type	Label	Distance	Direction
101671	Post Office	NOWRA POST OFFICE	477m	South East
102143	Retirement Village	MANNING AND LEIGH HOUSE	478m	South East
103167	Beach	GREYS BEACH	483m	North
101740	Museum	MEROOGAL	484m	South West
102170	Community Facility	SHOALHAVEN ENTERTAINMENT CENTRE	491m	East
101960	Library	NOWRA LIBRARY	496m	South East
101961	Community Facility	SHOALHAVEN CITY ARTS CENTRE	502m	South East
101683	Place Of Worship	UNITING CHURCH	507m	South East
102447	Community Medical Centre	NOWRA CROSSROADS YOUTH HEALTH BUILDING	526m	South East
101786	Park	NOWRA APEX PARK	532m	North East
101609	Local Government Chambers	SHOALHAVEN CITY COUNCIL	573m	East
102434	Community Medical Centre	BINJI AND BOORI CENTRE	579m	South
102448	Community Medical Centre	NOWRA ABORIGINAL EARLY CHILDHOOD CENTRE	579m	South
102446	Community Medical Centre	SHOALHAVEN DRUG AND ALCOHOL BERRY STREET CENTRE	610m	South East
100947	Transport Interchange	NOWRA BUS TERMINAL	625m	South East
102152	Place Of Worship	NEW COVENANT CHURCH	629m	South East
101561	Place Of Worship	PRESBYTERIAN CHURCH	645m	South East
102371	Tourist Information Centre	SHOALHAVEN VISITOR INFORMATION CENTRE NOWRA	657m	North East
102487	Tourist Park / Home Village	THE WILLOWS EAST VAN PARK	671m	North East
101560	Park	HARRY SAWKINS PARK	675m	East
103210	Wharf	Wharf	695m	North East
103211	Wharf	Wharf	702m	North East
101589	Park	GREYS BEACH RESERVE	703m	North
102396	Community Facility	NOWRA FOOTBALL CLUB	709m	South West
103261	Wharf	Wharf	715m	North
103263	Boat Ramp	Boat Ramp	729m	North
103209	Boat Ramp	Boat Ramp	732m	North East
103262	Wharf	Wharf	734m	North
102449	Community Medical Centre	SHOALHAVEN FAMILY CARE COTTAGE	744m	South East
102414	Park	ED SARGENT PARK	745m	South West
103208	Wharf	Wharf	753m	North East
101613	Community Facility	NOWRA SAILING CLUB	758m	North East
103204	Primary School	NOWRA PUBLIC SCHOOL	762m	South
102436	Community Medical Centre	CHILD AND FAMILY AUDIOLOGY NOWRA	778m	South East
102450	Community Medical Centre	NOWRA COMMUNITY HEALTH CENTRE	778m	South East
102435	Community Medical Centre	NOWRA EARLY CHILDHOOD HEALTH CENTRE	778m	South East
101676	Sports Field	WEST STREET OVAL	801m	South

Map Id	Feature Type	Label	Distance	Direction
101658	Place Of Worship	ANGLICAN CHURCH	822m	South East
101959	Park	NORTH NOWRA ROTARY PARK	853m	North East
101545	Primary School	NOWRA PUBLIC SCHOOL	861m	South East
102789	Club	SHOALHAVEN EX SERVICEMENS CLUB	891m	South East
101685	Sports Field	PETER HANSON PLAYING FIELD	893m	South
101673	Court House	NOWRA COURT HOUSE	920m	South East
102413	Park	DEPOT FARM RESERVE	950m	South West
101672	Museum	NOWRA MUSEUM	958m	South East
101224	Town	NOWRA	960m	South East
101670	Police Station	NOWRA POLICE STATION	970m	South East
103117	Park	DAVIS PARK	972m	South
101523	Homestead	THE DEPOT	980m	South West

Topographic Data Source: © Land and Property Information (2015)

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Topographic Features

Shoalhaven Street, Nowra, NSW 2541

Tanks (Areas)

What are the Tank Areas located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
N/A	No records in buffer					

Tanks (Points)

What are the Tank Points located within the dataset buffer?

Note. The large majority of tank features provided by LPI are derived from aerial imagery & are therefore primarily above ground tanks.

Map Id	Tank Type	Status	Name	Feature Currency	Distance	Direction
183952	Water	Operational		01/12/2013	614m	South West

Tanks Data Source: © Land and Property Information (2015)

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Major Easements

What Major Easements exist within the dataset buffer?

Note. Easements provided by LPI are not at the detail of local governments. They are limited to major easements such as Right of Carriageway, Electrical Lines (66kVa etc.), Easement to drain water & Significant subterranean pipelines (gas, water etc.).

Map Id	Easement Class	Easement Type	Easement Width	Distance	Direction
168228034	Secondary	Easement for Drain Water	3m	0m	On-site
168228035	Secondary	Easement for Water Main	8m	0m	On-site
172583311	Primary	Right of way	Var.	21m	West
120114623	Primary	Undefined		552m	South East
120114208	Primary	Undefined		851m	East
179862913	Primary	Right of way	2.7m & var	907m	North East
120110065	Primary	Undefined		970m	North East

Easements Data Source: © Land and Property Information (2015)

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Topographic Features

Shoalhaven Street, Nowra, NSW 2541

State Forest

What State Forest exist within the dataset buffer?

State Forest Number	State Forest Name	Distance	Direction
N/A	No records in buffer		

State Forest Data Source: © NSW Department of Finance, Services & Innovation (2018)
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National Parks and Wildlife Service Reserves

What NPWS Reserves exist within the dataset buffer?

Reserve Number	Reserve Type	Reserve Name	Gazetted Date	Distance	Direction
N/A	No records in buffer				

NPWS Data Source: © NSW Department of Finance, Services & Innovation (2018)
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Hydrogeology & Groundwater

Shoalhaven Street, Nowra, NSW 2541

Hydrogeology

Description of aquifers within the dataset buffer:

Description	Distance	Direction
Fractured or fissured, extensive aquifers of low to moderate productivity	0m	On-site

Hydrogeology Map of Australia : Commonwealth of Australia (Geoscience Australia)

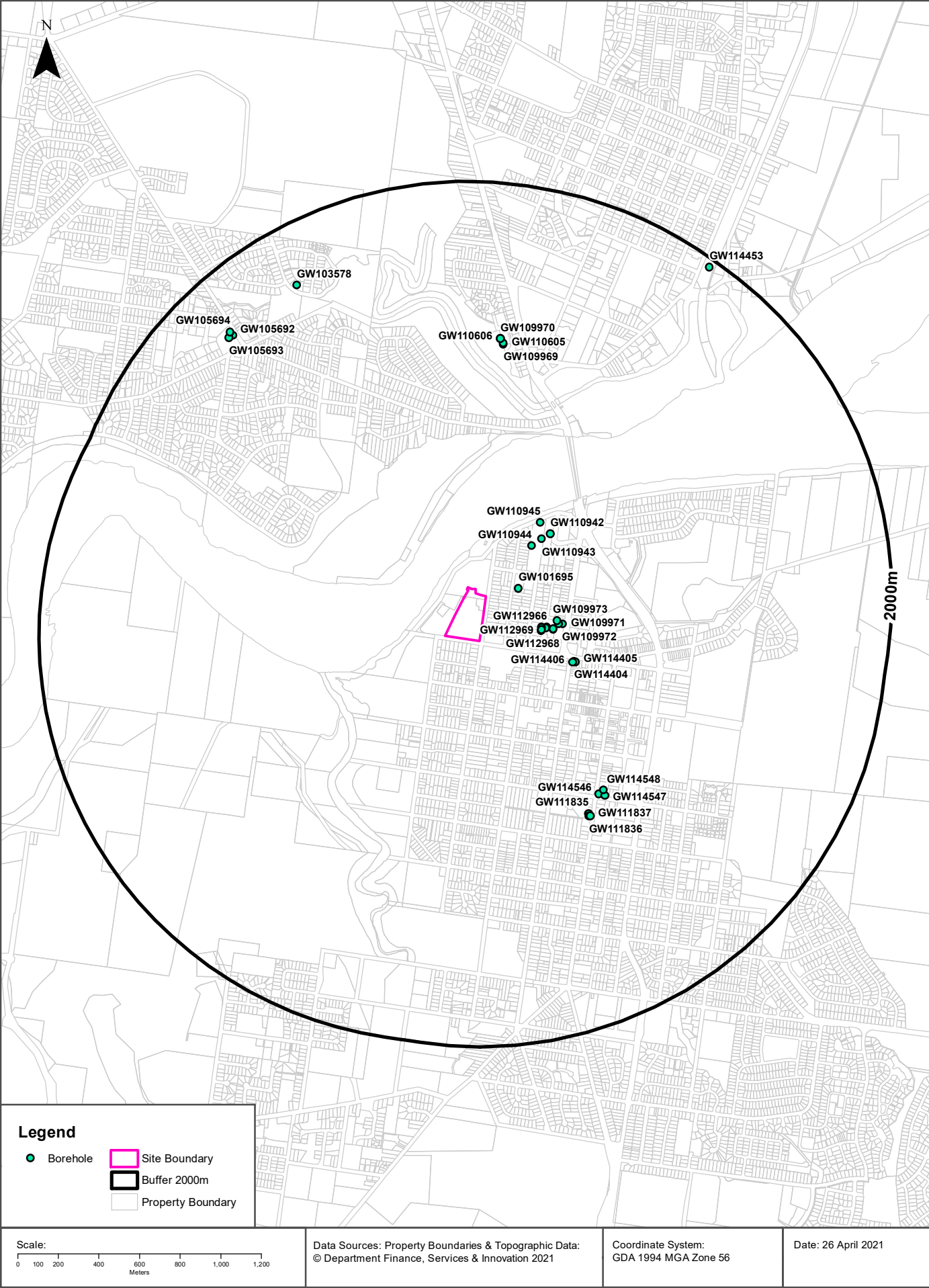
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Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018

Temporary water restrictions relating to the Botany Sands aquifer within the dataset buffer:

Prohibition Area No.	Prohibition	Distance	Direction
N/A	No records in buffer		

Temporary Water Restriction (Botany Sands Groundwater Source) Order 2018 Data Source : NSW Department of Primary Industries



Hydrogeology & Groundwater

Shoalhaven Street, Nowra, NSW 2541

Groundwater Boreholes

Boreholes within the dataset buffer:

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW101695	10BL158526, 10WA107476	Bore		Domestic	Domestic		21/04/1998	48.00	48.00					164m	North East
GW112969	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	03/11/2009	7.70	7.70					293m	East
GW112972	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	28/10/2009	3.90	3.90					294m	East
GW112968	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	03/11/2009	7.70	7.70					295m	East
GW112973	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	28/10/2009	4.00	4.00					295m	East
GW112967	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	03/11/2009	5.20	5.20					315m	East
GW112966	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	03/11/2009	8.50	8.50					318m	East
GW110944	10BL603847	Bore	Local Govt	Monitoring Bore	Monitoring Bore		25/01/2010	4.00	4.00		1.00			336m	North East
GW112970	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	29/10/2006	9.20	9.20					352m	East
GW112971	10BL603409	Bore	Local Govt	Monitoring Bore	Monitoring Bore	Shoalhaven CC - Bridge Rd	29/10/2009	5.40	5.40					352m	East
GW109973	10BL602597	Bore	Other Govt	Monitoring Bore	Monitoring Bore		19/05/2008	3.70	3.70					365m	East
GW109972	10BL602597	Bore	Other Govt	Monitoring Bore	Monitoring Bore		19/05/2008	3.00	3.00					376m	East
GW110943	10BL603847	Bore	Local Govt	Monitoring Bore	Monitoring Bore		25/01/2010	5.50	5.50		2.00			394m	North East
GW109971	10BL602597	Bore	Other Govt	Monitoring Bore	Monitoring Bore		19/05/1998	3.30	3.30					395m	East
GW110942	10BL603847	Bore	Local Govt	Monitoring Bore	Monitoring Bore		25/01/2010	5.50	5.50		2.00			442m	North East
GW110945	10BL603847	Bore	Local Govt	Monitoring Bore	Monitoring Bore		25/01/2010	6.70	6.70		3.00			452m	North East
GW114406	10BL604560	Bore	Private	Monitoring Bore	Monitoring Bore		17/05/2011	4.00	4.00		3.00			471m	South East
GW114404	10BL604560	Bore	Private	Monitoring Bore	Monitoring Bore		17/07/2011	2.00	2.00		1.30			478m	South East
GW114405	10BL604560	Bore	Private	Monitoring Bore	Monitoring Bore		17/05/2011	3.00	3.00		1.50			485m	South East
GW114548	10BL605220	Bore	Private	Monitoring Bore	Monitoring Bore		11/08/2012	5.00	5.00		3.00	0.010		957m	South East
GW114546	10BL605220	Bore	Private	Monitoring Bore	Monitoring Bore		10/08/2012	12.00	12.00		3.00	0.020		957m	South East
GW114547	10BL605220	Bore	Private	Monitoring Bore	Monitoring Bore		11/08/2012	8.00	8.00		3.00	0.050		982m	South East
GW111835	10BL604660	Bore	Private	Monitoring Bore	Monitoring Bore		14/04/2011	5.00	5.00		2.33			1008m	South East
GW111836	10BL604660	Bore	Private	Monitoring Bore	Monitoring Bore		14/04/2011	5.10	5.10		1.70			1018m	South East

GW No.	Licence No	Work Type	Owner Type	Authorised Purpose	Intended Purpose	Name	Complete Date	Final Depth (m)	Drilled Depth (m)	Salinity (mg/L)	SWL (m bgl)	Yield (L/s)	Elev (AHD)	Dist	Dir
GW111 837	10BL604 660	Bore	Private	Monitoring Bore	Monitoring Bore		14/04/2011	5.90	5.90		1.76			1020m	South East
GW109 969	10BL602 063	Bore	Other Govt	Monitoring Bore	Monitoring Bore		26/09/2007	15.20	15.20					1211m	North
GW110 605	10BL600 118	Well	Private	Monitoring Bore	Monitoring Bore		26/09/2007	15.20	15.20					1215m	North
GW109 970	10BL602 063	Bore	Other Govt	Monitoring Bore	Monitoring Bore		27/09/2007	1.80	1.80		1.33			1234m	North
GW110 606	10BL600 118	Well	Private	Monitoring Bore	Monitoring Bore		27/09/2007	1.80	1.80					1235m	North
GW105 692	10BL162 880	Bore		Monitoring Bore	Monitoring Bore		03/12/2003	9.00	9.00		0.60			1696m	North West
GW105 693	10BL162 880	Bore		Monitoring Bore	Monitoring Bore		03/02/2003	9.00	9.00		1.30			1700m	North West
GW103 578	10BL159 915, 10WA10 6305	Bore		Domestic, Stock	Domestic, Stock		25/11/2000	72.00	72.00					1708m	North West
GW105 694	10BL162 880	Bore		Monitoring Bore	Monitoring Bore		03/12/2003	9.00	9.00		0.56			1717m	North West
GW114 453	10BL605 018	Bore	Other Govt	Monitoring Bore	Monitoring Bore	Rail Corp	21/11/2011	6.00	6.00		2.50			1960m	North East

Borehole Data Source : NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corporation for all bores prefixed with GW. All other bores © Commonwealth of Australia (Bureau of Meteorology) 2015. Creative Commons 3.0 © Commonwealth of Australia <http://creativecommons.org/licenses/by/3.0/au/deed.en>

Hydrogeology & Groundwater

Shoalhaven Street, Nowra, NSW 2541

Driller's Logs

Drill log data relevant to the boreholes within the dataset buffer:

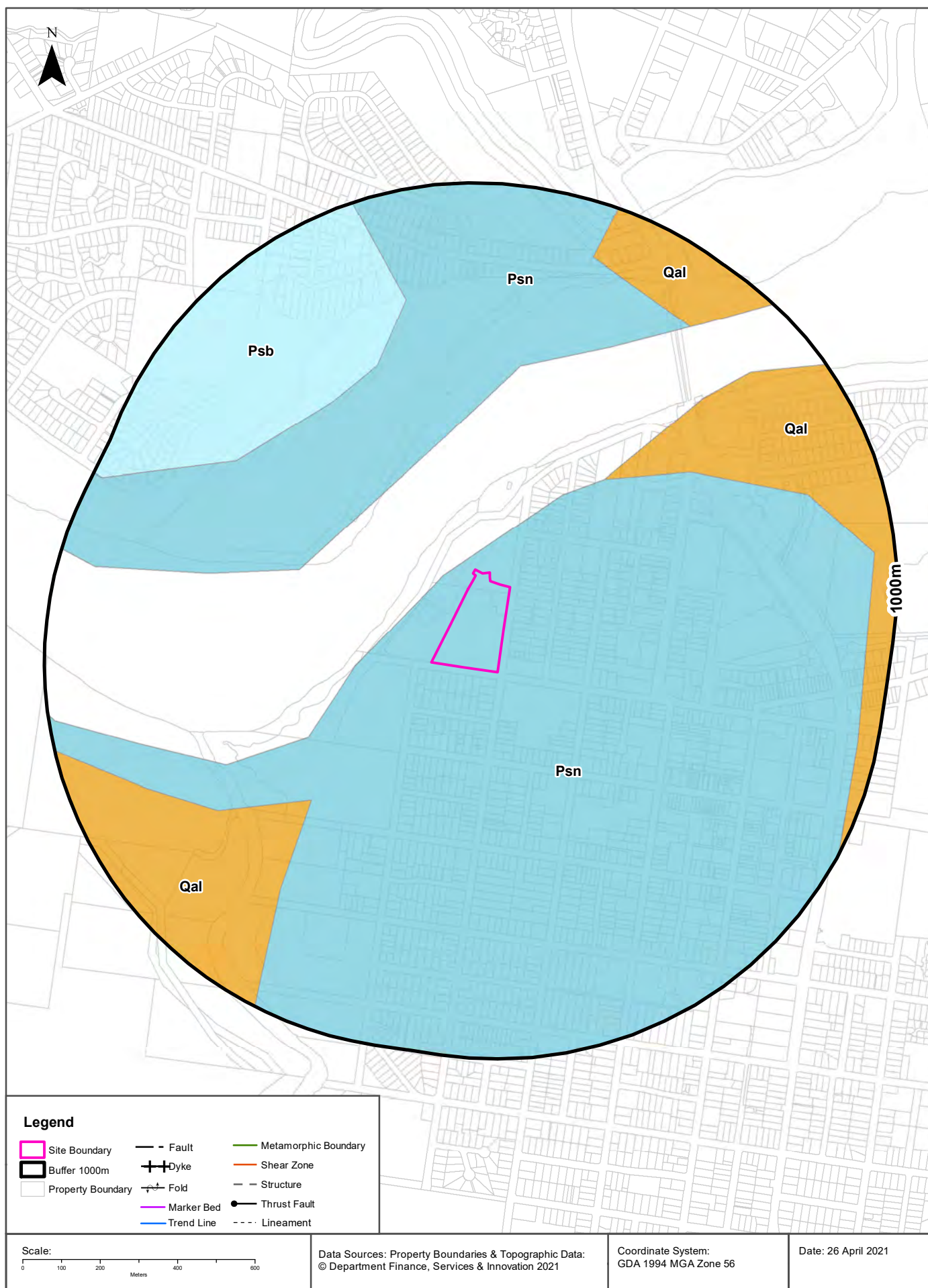
Groundwater No	Drillers Log	Distance	Direction
GW101695	0.00m-0.50m Soil 0.50m-3.00m Clay 3.00m-48.00m Grey Sandstone	164m	North East
GW110944	0.00m-1.00m FILL,CLAY LOAM,RED/BROWN,GRAVEL 1.00m-3.90m LOAM SILTY,DARK GREY(ORGANIC) 3.90m-4.00m BEDROCK,SANDSTONE,HARD	336m	North East
GW110943	0.00m-1.20m FILL,CLAY LOAM,MEDIUM BROWN,SOME SHALE 1.20m-3.00m LOAM SILTY,MED.BROWN,SOME CLAY 3.00m-5.50m LOAM SILTY,MED.BROWN,FIRM,SATURATED	394m	North East
GW110942	0.00m-1.20m FILL,CLAY LOAM,MEDIUM BROWN,SOME SHALE 1.20m-3.00m SILTY LOAM,MED.BROWN,FIRM,L/PLASTICITY 3.00m-5.50m LOAM SILTY,MED.BROWN,SOFT FIRM SATURATED	442m	North East
GW110945	0.00m-1.00m fill,clay loam,med brown.firm,stiff,hard 1.00m-3.00m loam silty,medium brown,firm,stiff,moist 3.00m-6.70m bedrock,weathered sandstone light brown,some clay	452m	North East
GW114406	0.00m-1.00m SILTY CLAY FINE GRAVEL 1.00m-3.00m SILTY CLAY WHITE GREY 3.00m-4.00m SAND SILTY CLAY WET ORANGE BROWN	471m	South East
GW114404	0.00m-1.00m FILL MIXED 1.00m-2.00m SILTY CLAY,YELLOW BROWN	478m	South East
GW114405	0.00m-0.70m FILL MIXED 0.70m-1.50m SILTY CLAY.MOIST ORANGE BROWN 1.50m-3.00m SILTY CLAY MOIST GREY RED BROWN	485m	South East
GW114546	0.00m-0.20m CONCRETE 0.20m-0.40m FILL SAND 0.40m-12.00m SANDY CLAY, YELLOW RED BROWN	957m	South East
GW114548	0.00m-0.50m FILL MATERIAL,CLAY,BRICK,WASTE 0.50m-5.00m SANDY CLAY, YELLOW, GREY	957m	South East
GW114547	0.00m-0.50m GRAVEL / FILL 0.50m-1.50m SANDY CLAY, YELLOW,BROWN,RED 1.50m-8.00m SANDSTONE,YELLOW,BROWN,RED	982m	South East
GW111835	0.00m-1.80m SILT,DADDRK BROWN,DRY,ROOTLETS 1.80m-5.00m CLAY SILTY YELLOW ORANGE BROWN	1008m	South East
GW111836	0.00m-1.20m FILL GRAVELLY SILTY CLAY,BROWN,ORANGE,IRONSTONE,GRAVEL 1.20m-3.20m CLAY SILTY,ORANGE,RED,BROWN,GREY 3.20m-5.10m CLAY SILTY,GREY,VERY STIFF,DRY.L/PLASTICITY	1018m	South East
GW111837	0.00m-0.80m FILL,GRAVELLY SILTY CLAY,BROWN,IRONSTONE,GRAVEL 0.80m-1.20m FILL,SILT L/BROWN,CREAM,DRY 1.20m-2.30m SILTY CLAY,ORANGE,RED,BROWN,L/PLAST. 2.30m-3.30m CLAY,RED,ORANGE,GREY,MOTTLED,VERY STIFF 3.30m-3.90m SANDY CLAY,L/GREY,MOIST 3.90m-5.90m CLAY,RED ORANGE,GREY,QUARTZ GRAVELS	1020m	South East
GW109969	0.00m-0.40m SANDY CLAY 0.40m-15.00m SANDSTONE	1211m	North
GW110605	0.00m-0.30m SILTY SANDY CLAY,TOPSOIL,DARK BROWN 0.30m-1.00m SANDSTONE HARD,GREY M/GRAINED 1.00m-15.20m SANDSTONE BECOMING L/BROWN	1215m	North
GW109970	0.00m-0.20m SAND LOAMY 0.20m-0.30m SAND 0.30m-1.80m SANDSTONE	1234m	North
GW110606	0.00m-0.20m CLAYEY LOAMY SAND,TOPSOIL,D/BROWN 0.20m-0.30m SAND RED,ORANGE,COARSE GRAINED 0.30m-1.80m SANDSTONE GREY,ORANGE QUARTZITE TO 3MM	1235m	North
GW105692	0.00m-0.10m CONCRETE 0.10m-1.00m SAND SILTY 1.00m-9.00m SANDSTONE	1696m	North West
GW105693	0.00m-0.10m BITUMEN 0.10m-1.50m SAND SILTY 1.50m-9.00m SANDSTONE WHITE	1700m	North West

Groundwater No	Drillers Log	Distance	Direction
GW103578	0.00m-5.00m SANDSTONE 5.00m-30.00m SILTSTONE 30.00m-72.00m SILTSTONE	1708m	North West
GW105694	0.00m-0.15m CONCRETE 0.15m-1.50m SAND GRAVELLY 1.50m-9.00m SANDSTONE BROWN	1717m	North West
GW114453	0.00m-0.40m FILL, CLAYEY GRAVEL,DARK GREY 0.40m-1.50m SANDY CLAY 1.50m-6.00m SILTSTONE	1960m	North East

Drill Log Data Source: NSW Department of Primary Industries - Office of Water / Water Administration Ministerial Corp
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Geology

Shoalhaven Street, Nowra, NSW 2541



Geology

Shoalhaven Street, Nowra, NSW 2541

Geological Units 1:250,000

What are the Geological Units within the dataset buffer?

Symbol	Description	Unit Name	Group	Sub Group	Age	Dist	Dir
Psn	Quartzose sandstone, minor siltstone plus conglomerate beds	Nowra Sandstone	Shoalhaven Group		Palaeozoic	0m	On-site
Qal	Alluvium, gravel, sand silt and clay	undifferentiated			Cainozoic	371m	North East
Psb	Bluish grey to light grey siltstone, shaly in part with bands of silty sandstone	Berry Siltstone	Shoalhaven Group		Palaeozoic	569m	North West

Geological Structures 1:250,000

What are the Geological Structures within the dataset buffer?

Feature	Name	Description	Map Sheet	Distance	Direction
N/A	No records in buffer				

Geological Data Source : NSW Department of Industry, Resources & Energy

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Naturally Occurring Asbestos Potential

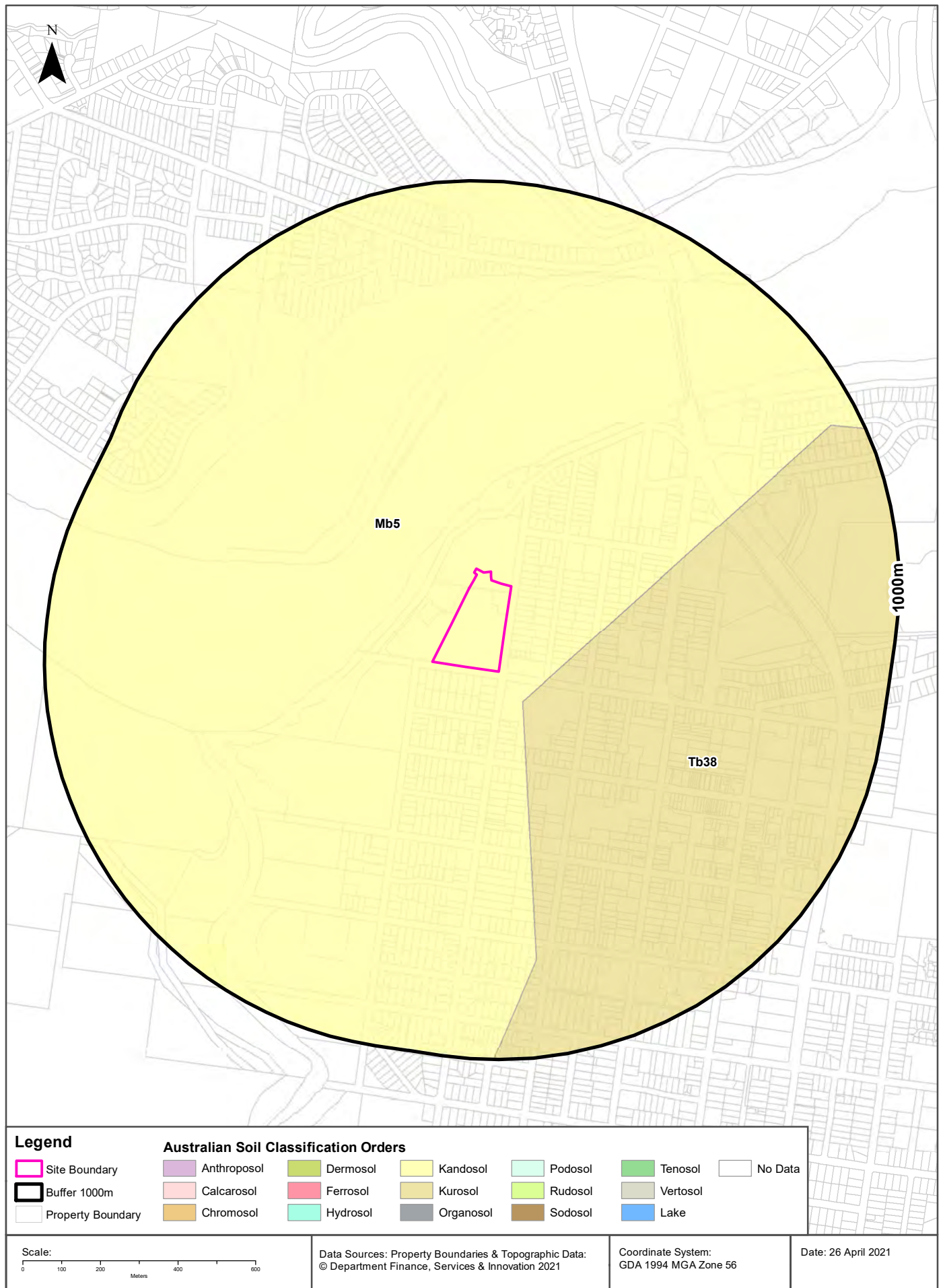
Shoalhaven Street, Nowra, NSW 2541

Naturally Occurring Asbestos Potential

Naturally Occurring Asbestos Potential within the dataset buffer:

Potential	Sym	Strat Name	Group	Formation	Scale	Min Age	Max Age	Rock Type	Dom Lith	Description	Dist	Dir
No records in buffer												

Naturally Occurring Asbestos Potential Data Source: © State of New South Wales through NSW Department of Industry, Resources & Energy



Soils

Shoalhaven Street, Nowra, NSW 2541

Atlas of Australian Soils

Soil mapping units and Australian Soil Classification orders within the dataset buffer:

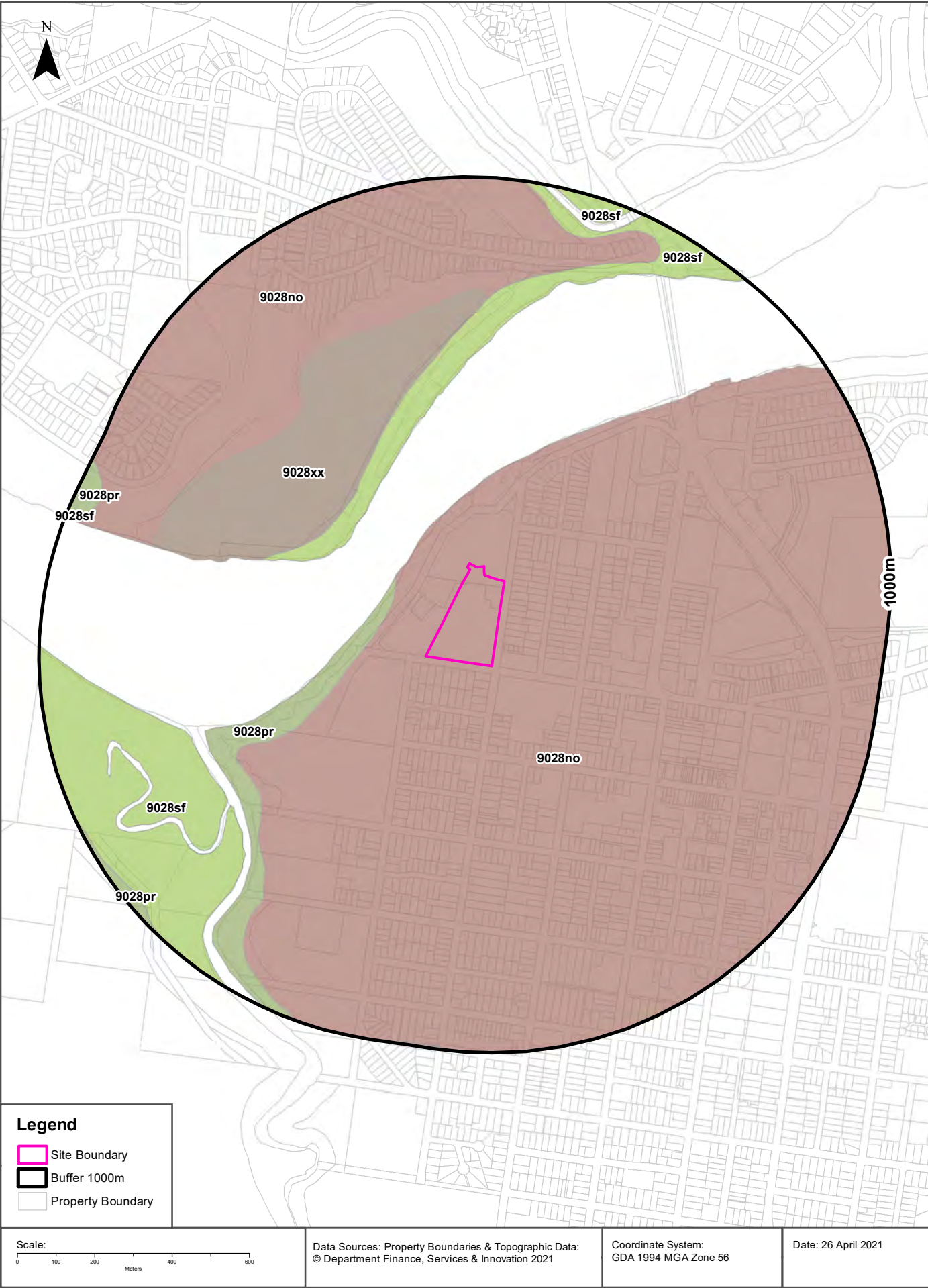
Map Unit Code	Soil Order	Map Unit Description	Distance	Direction
Mb5	Kandosol	Dissected sandstone plateau--"terraced" ridges with flat to hilly crests and steep side slopes, scarps, canyons, rock walls, pillars, and slabs of sandstone: chief soils are acid yellow leached earths and acid yellow earths as follows: (i) flat to undulating areas of the original plateau surface--yellow leached earths (Gn2.74) and yellow earths (Gn2.21) and (Gn2.24) all containing large amounts of ironstone gravels and/or boulders; (ii) gently undulating ridge tops of leached sands (Uc2.12) and (Uc2.3) with open (treeless) areas of acid peats (O) and yellow leached earths (Gn2.74) and (Gn2.34), these areas are in part comparable with unit NZ1; (iii) hilly areas of the (Uc) soils and shallow forms of the (Gn2) soils; (iv) areas of (Dy3.41) and (Dy2.41) soils sometimes containing ironstone gravels on some ridge slopes; and (v) steep slopes with pockets of soil materials from the above soils. The unit has many features comparable with those of unit Mb2. Data are limited.	0m	On-site
Tb38	Kurosol	Flat to undulating: chief soils are hard acidic yellow and yellow mottled soils (Dy2.41) and (Dy3.41) sometimes containing ironstone gravel. Associated are hard acidic red soils (Dr2.21, Dr2.41), and small areas of other soils, including (Gn2) and (Gn3.54).	99m	South East

Atlas of Australian Soils Data Source: CSIRO

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Soil Landscapes of Central and Eastern NSW

Shoalhaven Street, Nowra, NSW 2541



Soils

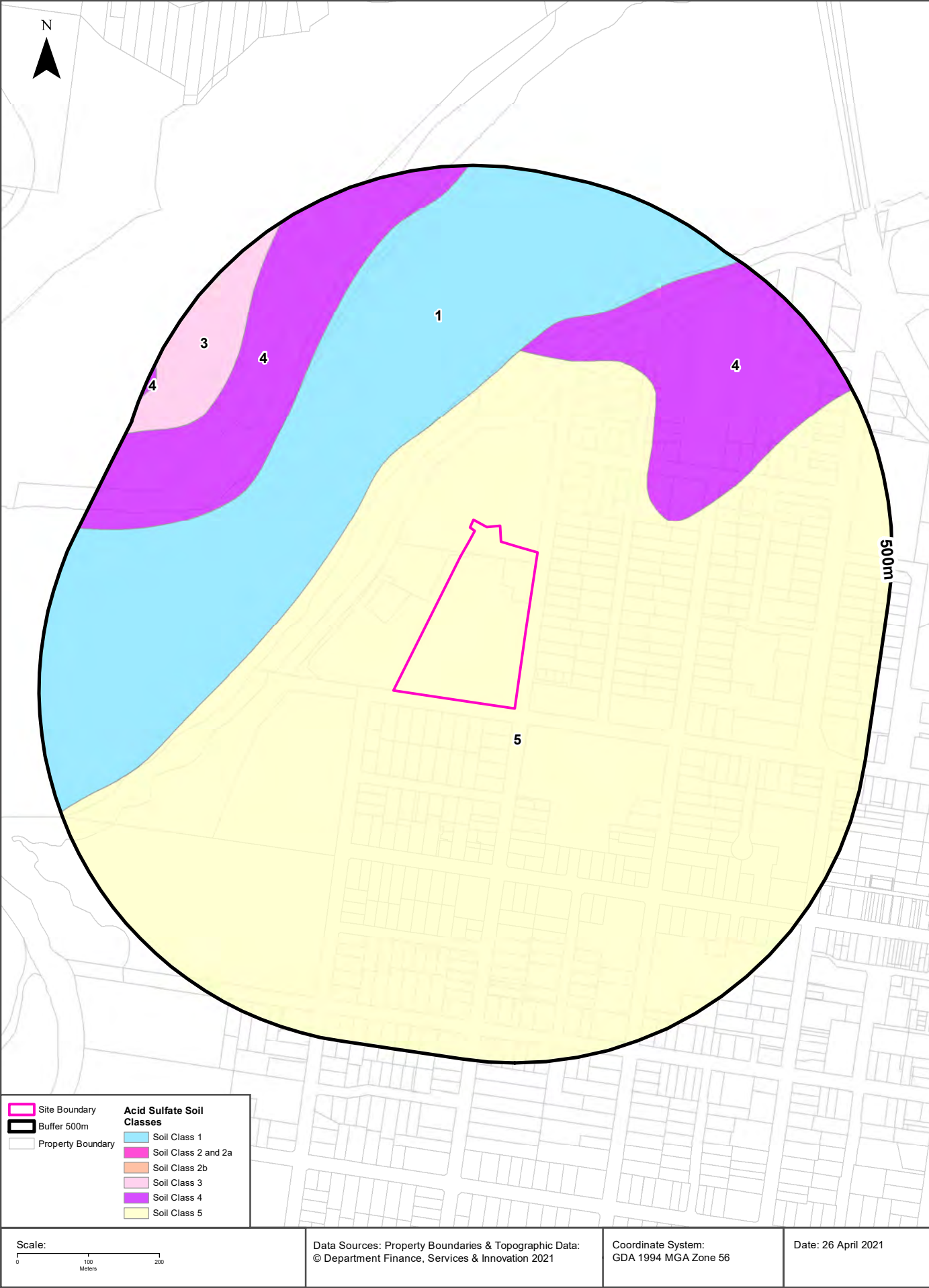
Shoalhaven Street, Nowra, NSW 2541

Soil Landscapes of Central and Eastern NSW

Soil Landscapes of Central and Eastern NSW within the dataset buffer:

Soil Code	Name	Distance	Direction
9028no	Nowra	0m	On-site
9028pr	Pulpit Rock	139m	South West
9028sf	Shoalhaven	298m	North
9028xx	Disturbed Terrain	346m	North West

Soil Landscapes of Central and Eastern NSW: NSW Department of Planning, Industry and Environment
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Acid Sulfate Soils

Shoalhaven Street, Nowra, NSW 2541

Environmental Planning Instrument - Acid Sulfate Soils

What is the on-site Acid Sulfate Soil Plan Class that presents the largest environmental risk?

Soil Class	Description	EPI Name
5	Works within 500 metres of adjacent Class 1, 2, 3, or 4 land that is below 5 metres AHD and by which the watertable is likely to be lowered below 1 metre AHD on adjacent Class 1, 2, 3 or 4 land, present an environmental risk	Shoalhaven Local Environmental Plan 2014

If the on-site Soil Class is 5, what other soil classes exist within 500m?

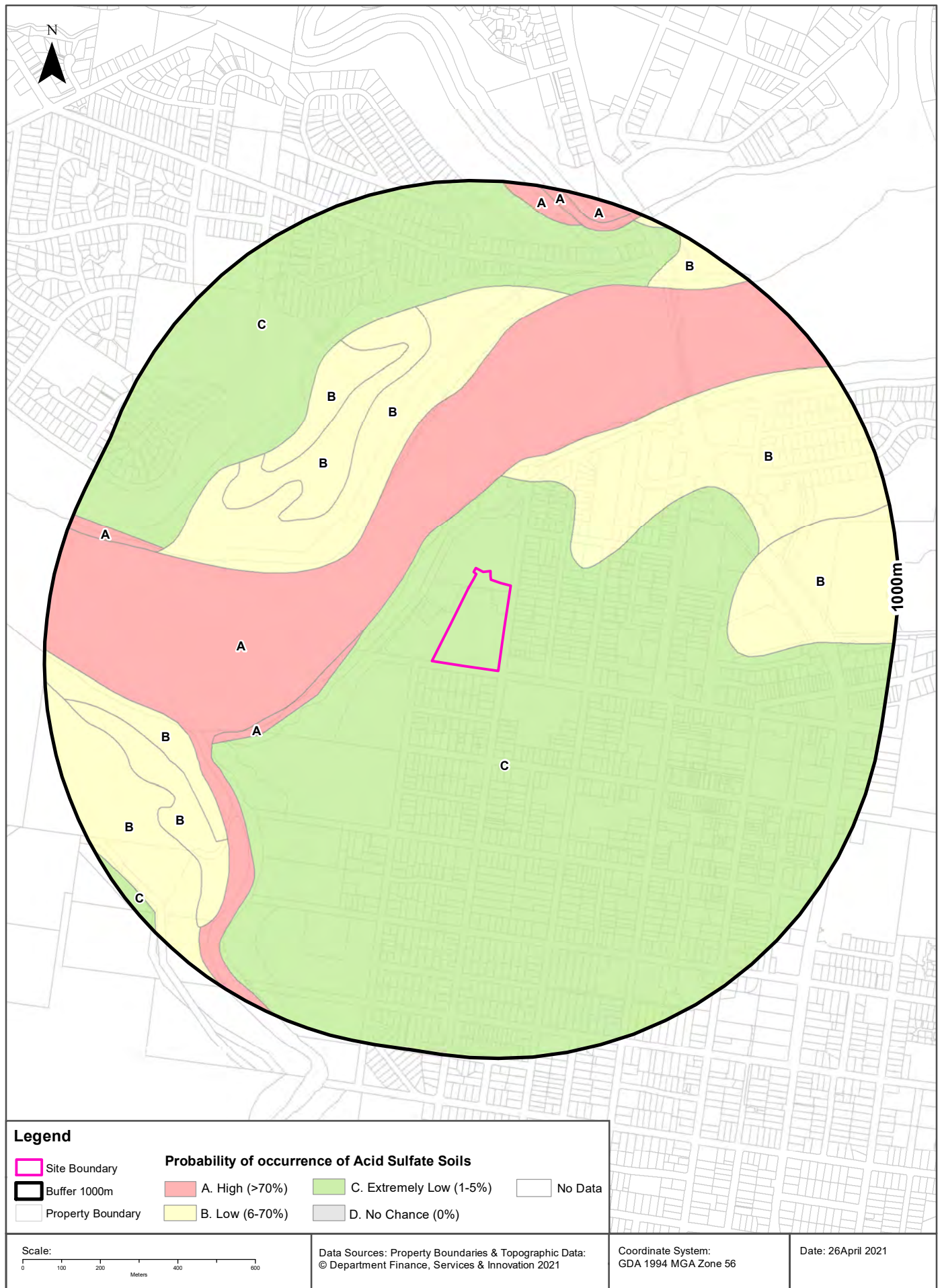
Soil Class	Description	EPI Name	Distance	Direction
1	Any works present an environmental risk	Shoalhaven Local Environmental Plan 2014	143m	North West
4	Works more than 2 metres below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 2 metres below natural ground surface, present an environmental risk	Shoalhaven Local Environmental Plan 2014	176m	North East
3	Works more than 1 metre below natural ground surface present an environmental risk; Works by which the watertable is likely to be lowered more than 1 metre below natural ground surface, present an environmental risk	Shoalhaven Local Environmental Plan 2014	399m	North West

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Atlas of Australian Acid Sulfate Soils

Shoalhaven Street, Nowra, NSW 2541



Acid Sulfate Soils

Shoalhaven Street, Nowra, NSW 2541

Atlas of Australian Acid Sulfate Soils

Atlas of Australian Acid Sulfate Soil categories within the dataset buffer:

Class	Description	Distance	Direction
C	Extremely low probability of occurrence. 1-5% chance of occurrence with occurrences in small localised areas.	0m	On-site
B	Low Probability of occurrence. 6-70% chance of occurrence.	568m	East
A	High Probability of occurrence. >70% chance of occurrence.	916m	North

Atlas of Australian Acid Sulfate Soils Data Source: CSIRO

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Dryland Salinity

Shoalhaven Street, Nowra, NSW 2541

Dryland Salinity - National Assessment

Is there Dryland Salinity - National Assessment data onsite?

No

Is there Dryland Salinity - National Assessment data within the dataset buffer?

No

What Dryland Salinity assessments are given?

Assessment 2000	Assessment 2020	Assessment 2050	Distance	Direction
N/A	N/A	N/A		

Dryland Salinity Data Source : National Land and Water Resources Audit

The Commonwealth and all suppliers of source data used to derive the maps of "Australia, Forecast Areas Containing Land of High Hazard or Risk of Dryland Salinity from 2000 to 2050" do not warrant the accuracy or completeness of information in this product. Any person using or relying upon such information does so on the basis that the Commonwealth and data suppliers shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information. Any persons using this information do so at their own risk.

In many cases where a high risk is indicated, less than 100% of the area will have a high hazard or risk.

Mining

Shoalhaven Street, Nowra, NSW 2541

Mining Subsidence Districts

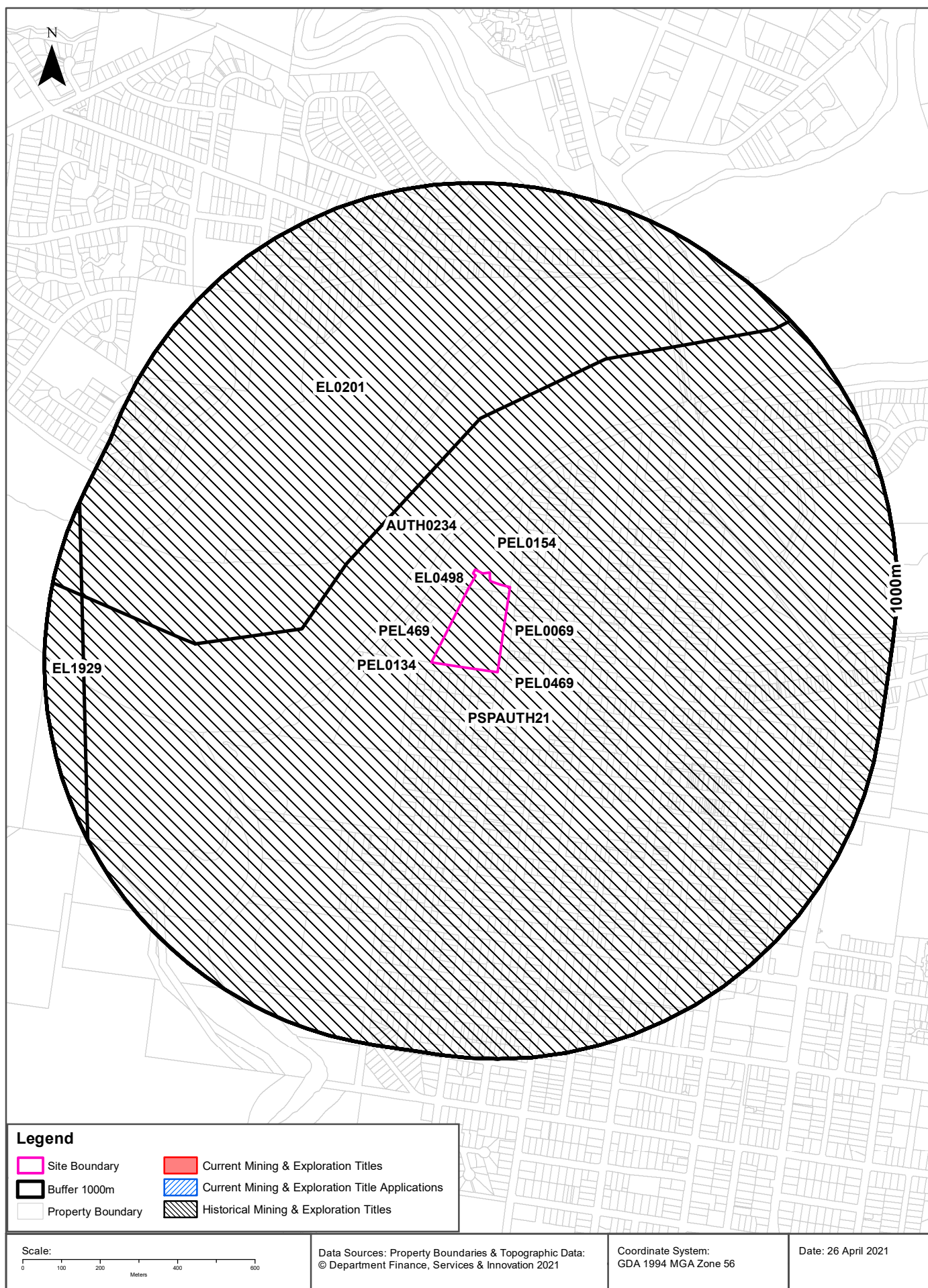
Mining Subsidence Districts within the dataset buffer:

District	Distance	Direction
There are no Mining Subsidence Districts within the report buffer		

Mining Subsidence District Data Source: © Land and Property Information (2016)
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Mining & Exploration Titles

Shoalhaven Street, Nowra, NSW 2541



Mining

Shoalhaven Street, Nowra, NSW 2541

Current Mining & Exploration Titles

Current Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Grant Date	Expiry Date	Last Renewed	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer								

Current Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

Current Mining & Exploration Title Applications

Current Mining & Exploration Title Applications within the dataset buffer:

Application Ref	Applicant	Application Date	Operation	Resource	Minerals	Dist	Dir
N/A	No records in buffer						

Current Mining & Exploration Title Applications Data Source: © State of New South Wales through NSW Department of Industry

Mining

Shoalhaven Street, Nowra, NSW 2541

Historical Mining & Exploration Titles

Historical Mining & Exploration Titles within the dataset buffer:

Title Ref	Holder	Start Date	End Date	Resource	Minerals	Dist	Dir
PEL0469	LEICHHARDT RESOURCES PTY LTD	30/04/2009	13/10/2014	PETROLEUM	Petroleum	0m	On-site
EL0498	DOWNES, C	01 Feb 1972	01 Oct 1976	MINERALS	Brick clay	0m	On-site
PEL0154	GENOA OIL NL, HARTOG OIL NL			PETROLEUM	Petroleum	0m	On-site
AUTH0234	ELECTRICITY COMMISSION OF NSW	07 May 1981	07 May 1983	COAL	Coal	0m	On-site
PSPAUTH21	LEICHHARDT RESOURCES PTY LTD	18/02/2008	18/02/2009	PETROLEUM	Petroleum	0m	On-site
PEL469	LEICHHARDT RESOURCES PTY LTD			MINERALS		0m	On-site
PEL0069	ALLIANCE OIL DEVELOPMENT AUSTRALIA NL, OIL DEVELOPMENT NL			PETROLEUM	Petroleum	0m	On-site
PEL0134	CANADIAN AUSTRALIAN PETROLEUM NL			PETROLEUM	Petroleum	0m	On-site
EL0201	ARMCO (AUST) PTY LTD	19 Sep 1968	19 Sep 1969	COAL	Coal	254m	North West
EL1929	GOLD FIELDS EXPLORATION PTY LIMITED	01 Sep 1982	01 Feb 1985	MINERALS	Au	899m	West

Historical Mining & Exploration Titles Data Source: © State of New South Wales through NSW Department of Industry

State Environmental Planning Policy

Shoalhaven Street, Nowra, NSW 2541

State Significant Precincts

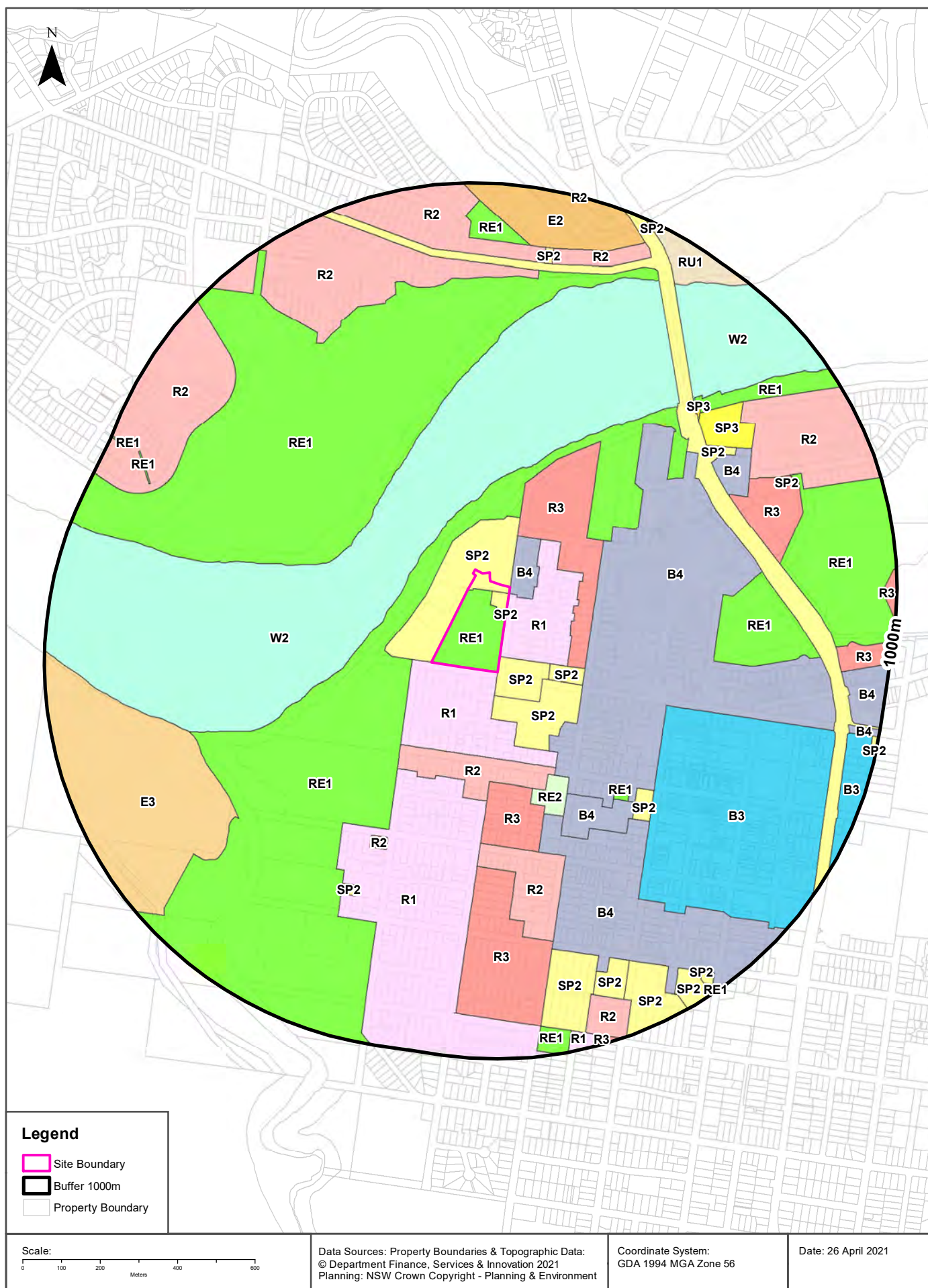
What SEPP State Significant Precincts exist within the dataset buffer?

Map Id	Precinct	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
N/A	No records in buffer							

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EPI Planning Zones

Shoalhaven Street, Nowra, NSW 2541



Environmental Planning Instrument

Shoalhaven Street, Nowra, NSW 2541

Land Zoning

What EPI Land Zones exist within the dataset buffer?

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Health Services Facilities	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		0m	On-site
SP2	Infrastructure	Educational Establishment	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		0m	On-site
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		0m	On-site
B4	Mixed Use		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		0m	North East
R1	General Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		0m	South
SP2	Infrastructure	Place of Public Worship	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		0m	South East
R1	General Residential		Shoalhaven Local Environmental Plan 2014	20/03/2020	20/03/2020	09/04/2021	Amendment No 30	0m	East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		51m	South West
SP2	Infrastructure	Educational Establishment	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		60m	South East
R3	Medium Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		119m	North East
W2	Recreational Waterways		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		128m	North West
SP2	Infrastructure	Cemetery	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		131m	South East
B4	Mixed Use		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		210m	East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		222m	South
R3	Medium Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		283m	South
R1	General Residential		Shoalhaven Local Environmental Plan 2014	20/03/2020	20/03/2020	09/04/2021	Amendment No 30	285m	South
RE2	Private Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		295m	South East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		300m	North West
B4	Mixed Use		Shoalhaven Local Environmental Plan 2014	19/08/2016	19/08/2016	09/04/2021	Amendment No 11	360m	South East
B4	Mixed Use		Shoalhaven Local Environmental Plan 2014	03/08/2018	03/08/2018	09/04/2021	Amendment No 19	384m	South East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		421m	South East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		444m	South
B3	Commercial Core		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		445m	South East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		466m	South West
SP2	Infrastructure	Place of Public Worship	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		468m	South East
R3	Medium Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		505m	South
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		547m	East
SP2	Infrastructure	Road	Shoalhaven Local Environmental Plan 2014	27/09/2019	27/09/2019	09/04/2021	Amendment No 23	555m	North East

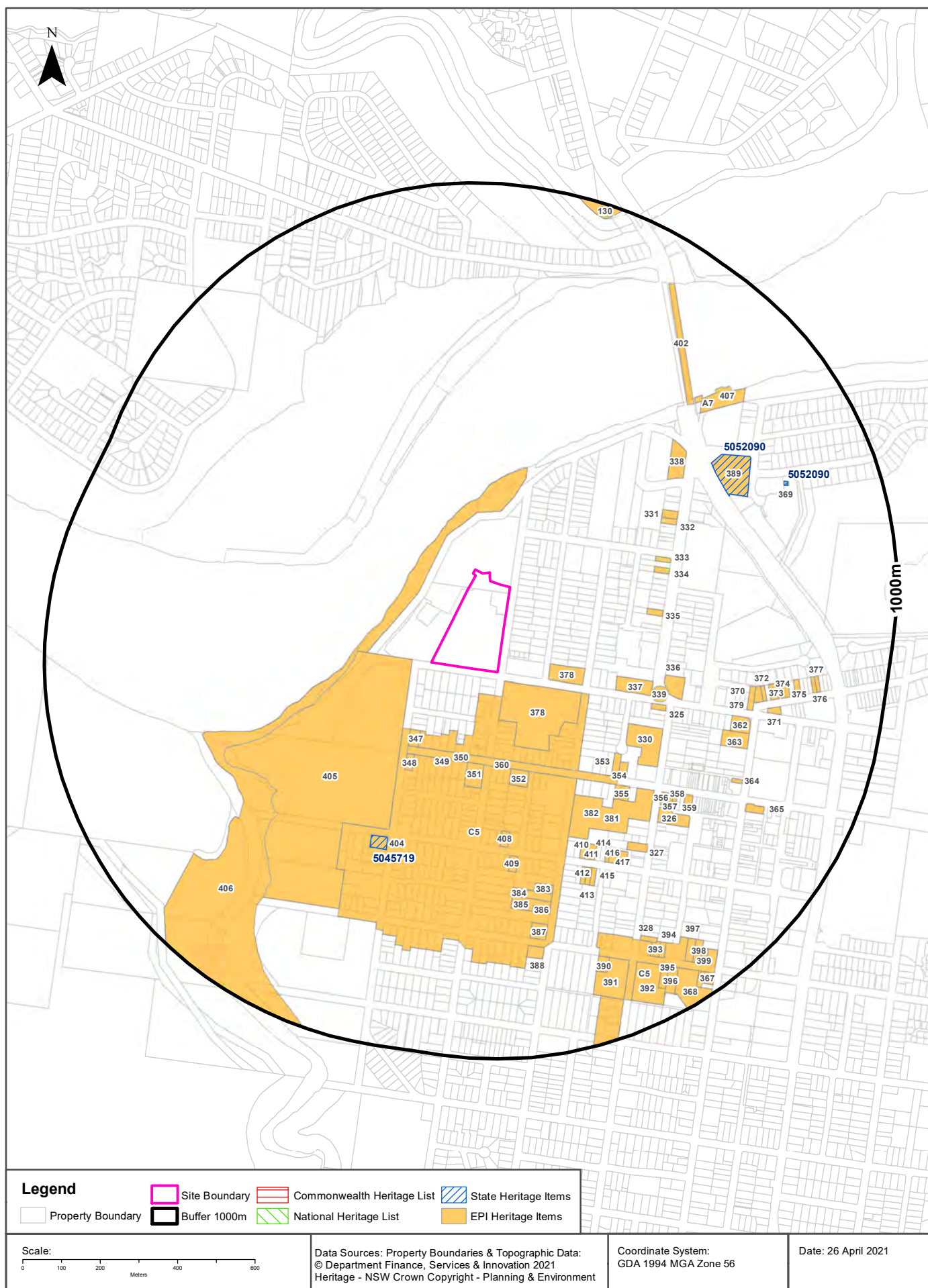
Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
B4	Mixed Use		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		608m	North East
SP2	Infrastructure	Water Supply System	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		608m	South West
R3	Medium Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		614m	East
SP3	Tourist		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		626m	North East
E3	Environmental Management		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		627m	South West
SP3	Tourist		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		648m	North East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		666m	North East
W2	Recreational Waterways		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		672m	North East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		679m	North East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		699m	East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		703m	North West
SP2	Infrastructure	Educational Establishment	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		729m	South
SP2	Infrastructure	Cemetery	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		757m	North East
SP2	Infrastructure	Place of Public Worship	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		792m	South
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		808m	North
SP2	Infrastructure	Electricity Transmission & Distribution	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		812m	North
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		814m	North
SP2	Infrastructure	Educational Establishment	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		819m	South East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		848m	North
E2	Environmental Conservation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		849m	North
R3	Medium Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		856m	East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		857m	North West
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		866m	South
B4	Mixed Use		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		879m	East
RU1	Primary Production		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		886m	North East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		887m	South
SP2	Infrastructure	Public Administration Buildings	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		895m	South East
B3	Commercial Core		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		918m	South East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		921m	South
SP2	Infrastructure	Information and Education Facility	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		935m	South East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		951m	North West
R3	Medium Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		967m	East
R3	Medium Density Residential		Shoalhaven Local Environmental Plan 2014	20/03/2020	20/03/2020	09/04/2021	Amendment No 30	969m	South

Zone	Description	Purpose	EPI Name	Published Date	Commenced Date	Currency Date	Amendment	Distance	Direction
SP2	Infrastructure	Sewerage System	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		982m	East
SP2	Infrastructure	Sewerage System	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		982m	North East
RE1	Public Recreation		Shoalhaven Local Environmental Plan 2014	03/08/2018	03/08/2018	09/04/2021	Amendment No 19	988m	South East
R2	Low Density Residential		Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	09/04/2021		999m	North

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Heritage Items

Shoalhaven Street, Nowra, NSW 2541



Heritage

Shoalhaven Street, Nowra, NSW 2541

Commonwealth Heritage List

What are the Commonwealth Heritage List Items located within the dataset buffer?

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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National Heritage List

What are the National Heritage List Items located within the dataset buffer?

Note. Please click on Place Id to activate a hyperlink to online website.

Place Id	Name	Address	Place File No	Class	Status	Register Date	Distance	Direction
N/A	No records in buffer							

Heritage Data Source: Australian Government Department of the Environment and Energy - Heritage Branch
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State Heritage Register - Curtilages

What are the State Heritage Register Items located within the dataset buffer?

Map Id	Name	Address	LGA	Listing Date	Listing No	Plan No	Distance	Direction
5045719	Meroogal	35 West Street Nowra	SHOALHAVEN	02/04/1999	00953	3084	466m	South West
5052090	Graham Lodge	Pleasant Way, Nowra	SHOALHAVEN	04/06/2004	01699	1948	608m	North East
5052090	Graham Lodge	Pleasant Way, Nowra	SHOALHAVEN	04/06/2004	01699	1948	755m	North East

Heritage Data Source: NSW Crown Copyright - Office of Environment & Heritage
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Environmental Planning Instrument - Heritage

What are the EPI Heritage Items located within the dataset buffer?

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
C5	Nowra CBD Fringe West	Conservation Area - General	Local	Shoalhaven Local Environmental Plan 2014	20/03/2020	20/03/2020	05/03/2021	29m	South

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
378	St Michaels Roman Catholic Church including two storey Victorian presbytery, cemetery and grounds	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	29m	South East
405	Nowra Showgnd & Sportsgrnd Complex inc Pavilion Gate Gateway Hanging Rock Lookout Fountain etc	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	51m	South West
406	Ben's Walk, including Suspension Bridge, Aboriginal Art Sites	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	105m	South West
378	St Michaels Roman Catholic Church including two storey Victorian presbytery, cemetery and grounds	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	131m	South East
347	Federation Weatherboard Residence and trees	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	178m	South West
360	Junction Street Heritage Streetscape	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	222m	South
350	Araucaria Cunninghamii (Hoop Pine)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	238m	South
349	Araucaria Cunninghamii (Hoop Pine)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	239m	South
348	Federation Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	242m	South West
351	Two storey Federation Timber Convent (fmr Sisters of the Good Samaritan Convent)incl Fence & Grounds	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	242m	South
352	"The White House" - two storey Timber Inter-war Guesthouse	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	253m	South
337	"The Bridge" - Hotel two storey Victorian Masonry Hotel	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	307m	East
335	Inter-war Weatherboard Californian Bungalow	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	359m	East
330	Mechanics Institute and School of Arts	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	363m	South East
353	"Hillcrest" - two storey Timber Federation Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	367m	South East
334	Late Victorian Weatherboard Cottage	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	373m	East
381	Uniting Church (former Methodist Church)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	373m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
382	Wesley Centre (former Wesleyan Parsonage)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	373m	South East
333	Victorian Brick Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	381m	East
354	Former Nowra Fire Station	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	393m	South East
339	Sandstone Landscape Monument (Batt's Folly)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	402m	East
325	Pressed Metal Clad Industrial Building (former Barnes Garage)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	407m	South East
408	Inter-war Californian Bungalow	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	410m	South
355	Mafeking Boer War Memorial	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	421m	South East
332	"Uuna" - Late Victorian Weatherboard Cottage and garden	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	424m	North East
336	"Rodway's Cottage" - 'Inter-war Federation Style Residence and garden	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	430m	East
331	Kilsyth Federation Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	432m	North East
404	"Meroogal - Victorian Timber Residence, including Outbuildings and Garden	Item - General	State	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	463m	South West
409	Inter-war Federation Style Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	475m	South
410	Inter-war Weatherboard Bungalow	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	491m	South East
338	Captain Cook Bicentennial Memorial	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	492m	North East
411	Federation Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	500m	South East
356	Nowra Post Office (former)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	524m	South East
414	Victorian Georgian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	536m	South East
357	Two storey Victorian Commercial Building	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	541m	South East
416	Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	542m	South East
326	"The Peoples Emporium" - two storey Victorian Shop and Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	544m	South East
412	Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	548m	South East

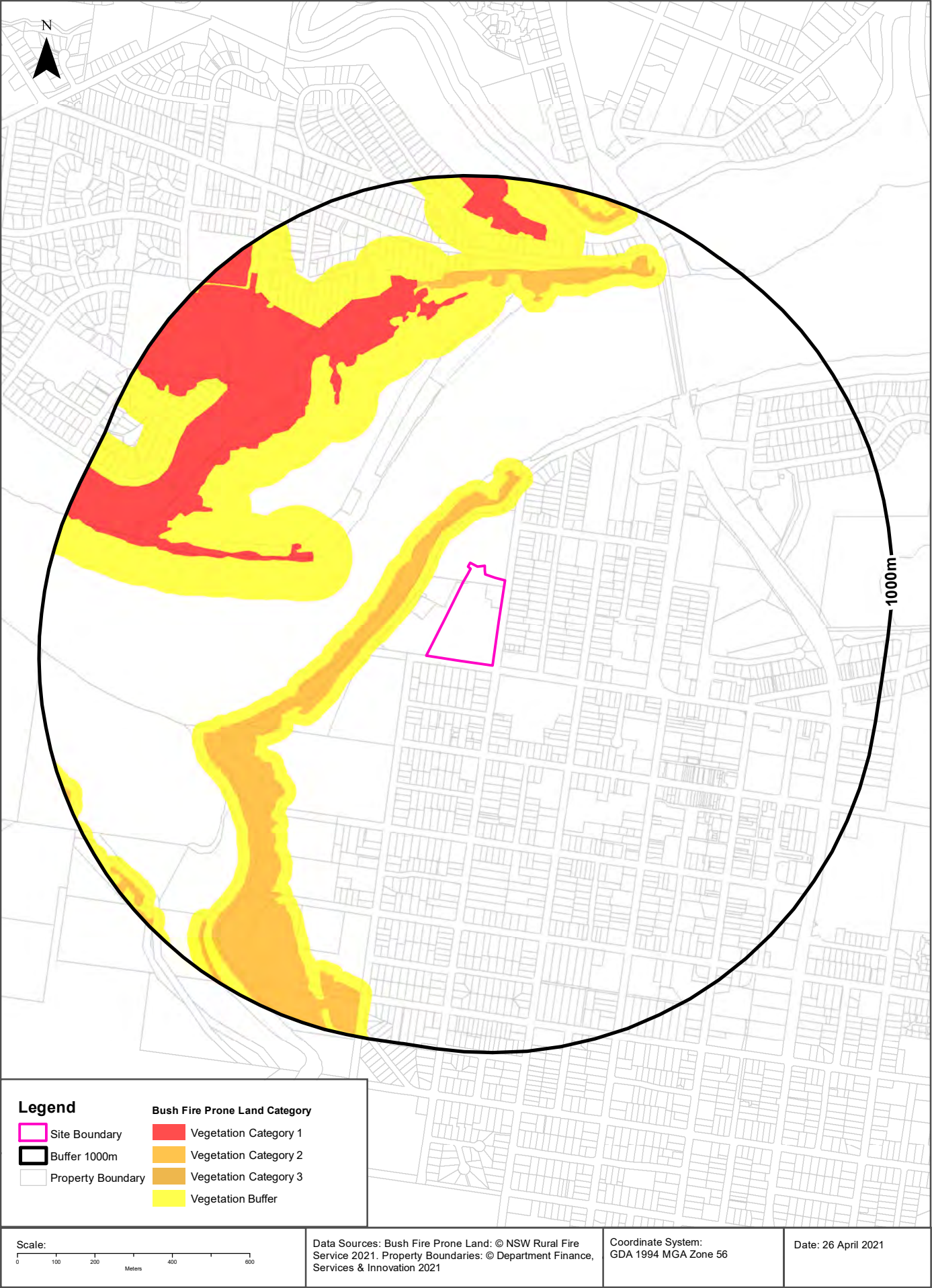
Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
358	Inter-war Art Deco Commercial Building	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	550m	South East
327	Roxy TheatreInter-war Art Deco style cinema and footpath	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	553m	South East
383	Victorian Georgian rendered masonry residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	16/02/2018	16/02/2018	05/03/2021	554m	South
413	Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	555m	South East
417	Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	557m	South East
384	Mid Victorian Timber Residence, including Detached Kitchen, Well and Red Cedar Tree	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	559m	South
415	Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	561m	South East
359	"P.Walsh & Sons" - two storey Victorian Commercial Building	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	578m	South East
385	Two storey Mid Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	579m	South
362	The ManseTwo storey Victorian Gothic style manse	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	600m	East
363	St Andrews Presbyterian Church & Federation Gothic Style rendered Brick Hall (former church)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	600m	South East
389	Graham Lodge (former Greenhills Estate Homestead) and grounds	Item - General	State	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	608m	North East
386	Victorian Georgian rendered masonry residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	609m	South
379	Two storey Victorian Shop and Residence (former Armstrong's Saddlery)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	650m	East
387	Late Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	652m	South
402	"Shoalhaven River Bridge" -Victorian Wrought Iron Bridge	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	658m	North East
364	"Roslyn Court" - Inter-war Art Deco style rendered Shops and Offices	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	665m	South East
370	Two storey Victorian Masonry Terrace House	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	666m	East
407	Former Nowra Sailing Club site and Timber Wharf	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	666m	North East
A7	Nowra Wharf	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	666m	North East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
372	Victorian Weatherboard Store (former Iron Store)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	677m	East
373	"Hazelmere" - Victorian Georgian Masonry Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	696m	East
371	Inter-war Weatherboard Cottage and trees	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	704m	East
388	Victorian Georgian style Timber Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	710m	South
C5	Nowra CBD Fringe West	Conservation Area - General	Local	Shoalhaven Local Environmental Plan 2014	20/03/2020	20/03/2020	05/03/2021	720m	South East
374	Federation Weatherboard residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	721m	East
365	Victorian Commercial Bank Stables (former)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	727m	South East
369	Graham Family Cemetery	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	757m	North East
375	Late Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	759m	East
328	Former Victorian Weatherboard Residence (now offices)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	774m	South East
390	Victorian Brick Anglican Rectory	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	778m	South
391	All Saints Anglican Church including Memorial Lychgate, Trees, Victorian Gothic style Hall	Item - General	Local	Shoalhaven Local Environmental Plan 2014	18/12/2015	18/12/2015	05/03/2021	792m	South
376	Late Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	801m	East
393	Victorian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	803m	South East
377	Late Victorian Weatherboard cottage	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	811m	East
394	Victorian Georgian Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	814m	South East
392	Victorian Rendered Brick School & Grounds	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	830m	South East
397	"Karinga- Inter-war Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	845m	South East
398	Brick Californian Bungalow (former Policeman's Quarters)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	859m	South East
395	Victorian Rendered Brick Residence (Former Schoolmaster's Residence)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	868m	South East
396	Police Sergeant's Residence and grounds (Former Nowra Courthouse)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	879m	South East

Map Id	Name	Classification	Significance	EPI Name	Published Date	Commenced Date	Currency Date	Distance	Direction
399	Federation Weatherboard Residence	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	887m	South East
368	Nowra Courthouse	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	895m	South East
367	Federation Police Residence and Lockup (former)	Item - General	Local	Shoalhaven Local Environmental Plan 2014	08/04/2014	22/04/2014	05/03/2021	935m	South East
130	"Lynburn" Timber Federation Residence & garden	Item - General	Local	Shoalhaven Local Environmental Plan 2014	05/03/2021	05/03/2021	05/03/2021	961m	North

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Natural Hazards

Shoalhaven Street, Nowra, NSW 2541

Bush Fire Prone Land

What are the nearest Bush Fire Prone Land Categories that exist within the dataset buffer?

Bush Fire Prone Land Category	Distance	Direction
Vegetation Buffer	73m	West
Vegetation Category 2	103m	South West
Vegetation Category 1	371m	North West

NSW Bush Fire Prone Land - © NSW Rural Fire Service under Creative Commons 4.0 International Licence



Ecological Constraints

Shoalhaven Street, Nowra, NSW 2541

Vegetation of the Southern Forests

What vegetation of the Southern Forests exists within the dataset buffer?

Veg Code	Formation	Class	Group	Distance	Direction
5	07 Dry Shrubby Forests	07c Coastal mixed species Dry Shrub forests	Jervis Bay Lowlands Dry Shrub-Grass Forest	95m	South West
14	07 Dry Shrubby Forests	07c Coastal mixed species Dry Shrub forests	Shoalhaven Gorge Dry Shrub-Grass Forest	584m	North West
21	02 Wet Sclerophyll Forests	02c South Coast/Hinterland Layered Shrub Forests	South Coast Foothills Moist Shrub Forest	901m	West

Vegetation of the Southern Forests: NSW Office of Environment and Heritage

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Ramsar Wetlands

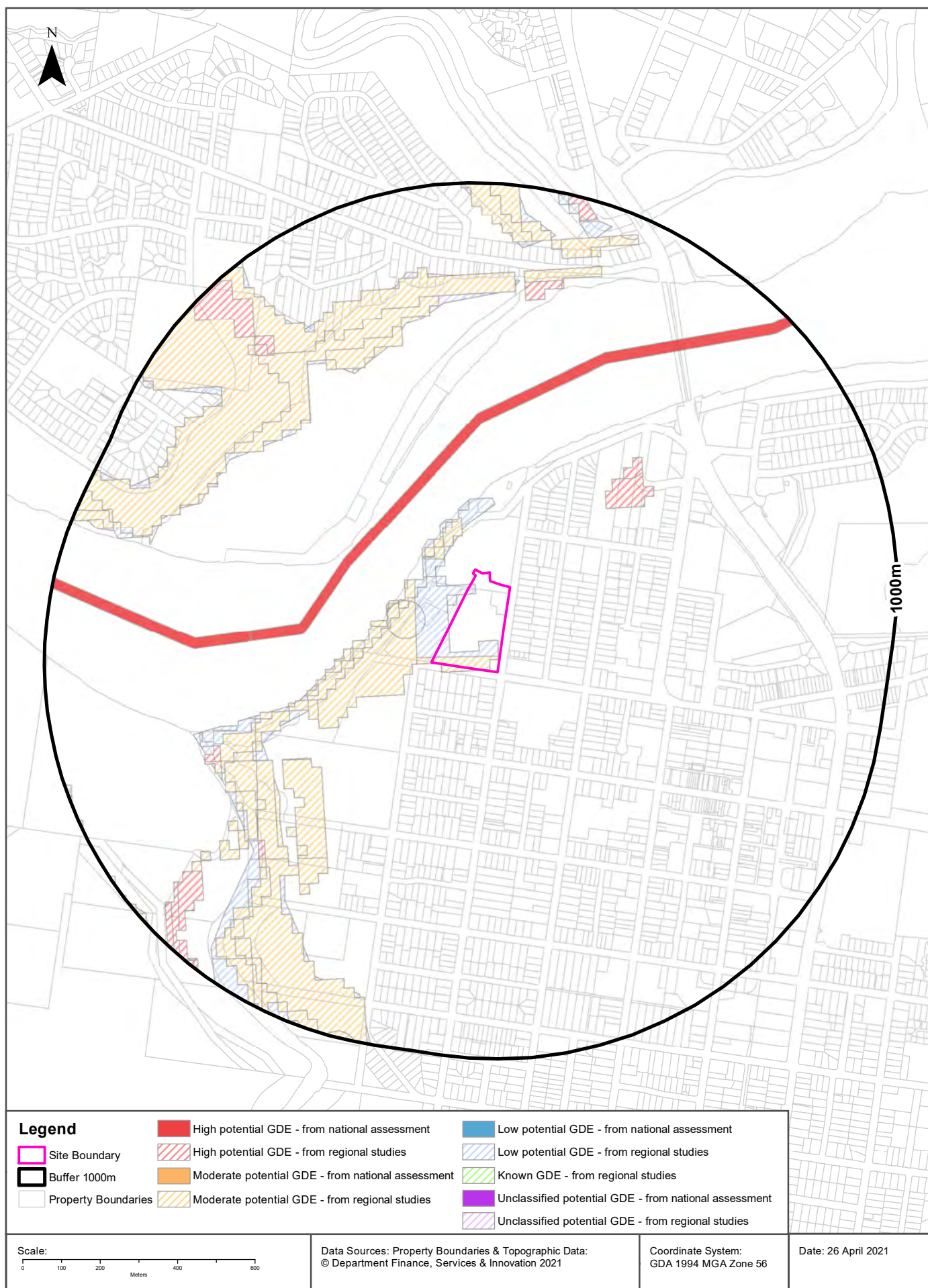
What Ramsar Wetland areas exist within the dataset buffer?

Map Id	Ramsar Name	Wetland Name	Designation Date	Source	Distance	Direction
N/A	No records in buffer					

Ramsar Wetlands Data Source: © Commonwealth of Australia - Department of Agriculture, Water and the Environment

Ecological Constraints - Groundwater Dependent Ecosystems Atlas

Shoalhaven Street, Nowra, NSW 2541



Ecological Constraints

Shoalhaven Street, Nowra, NSW 2541

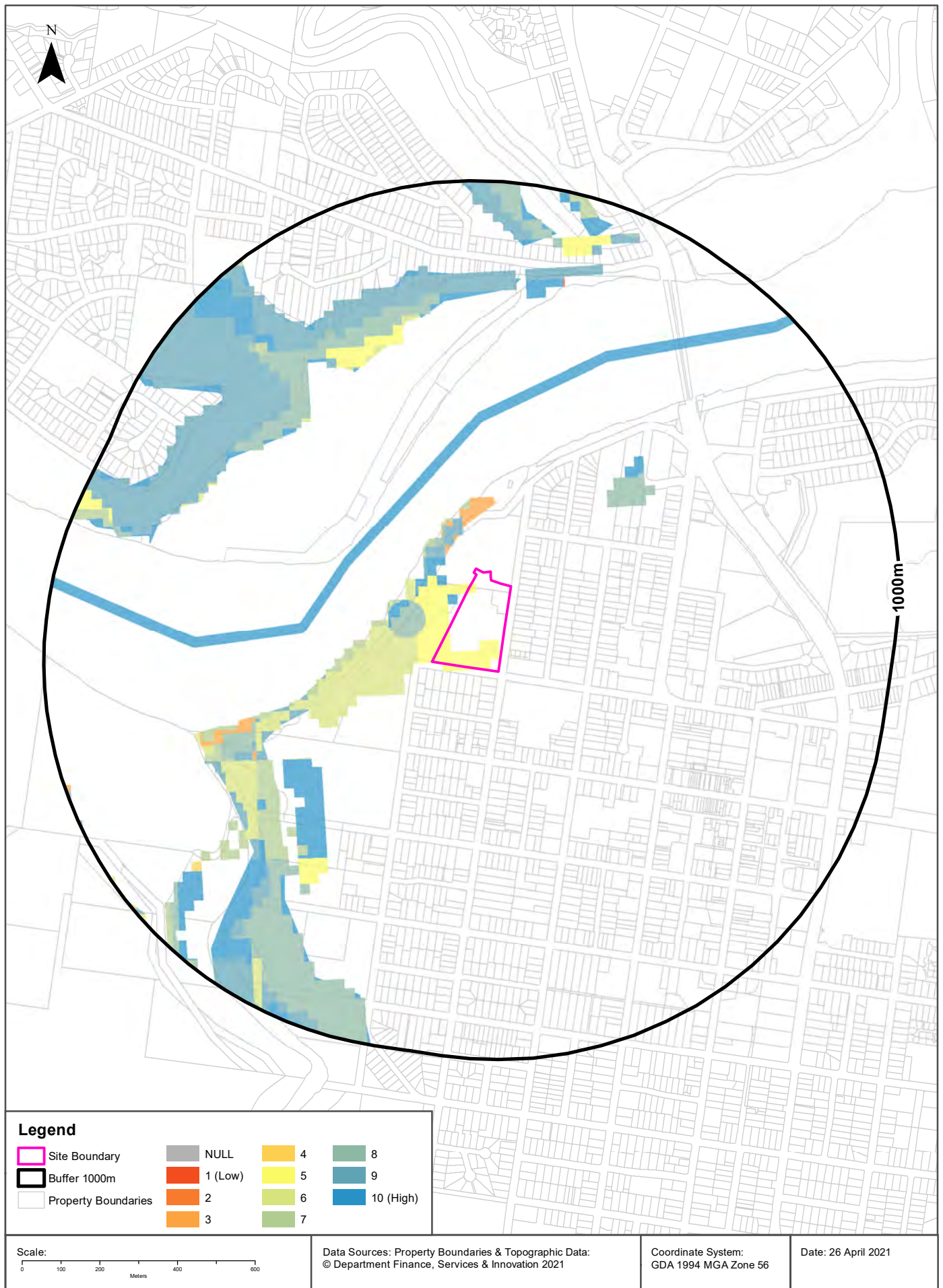
Groundwater Dependent Ecosystems Atlas

Type	GDE Potential	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	Low potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m	On-site
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m	On-site
Terrestrial	Moderate potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		67m	West
Terrestrial	Low potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		111m	North West
Aquatic	High potential GDE - from national assessment	Deeply dissected sandstone plateaus.	River		243m	North
Terrestrial	High potential GDE - from regional studies	Deeply dissected sandstone plateaus.	Vegetation		249m	West
Terrestrial	High potential GDE - from regional studies	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		322m	North East

Groundwater Dependent Ecosystems Atlas Data Source: The Bureau of Meteorology
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Ecological Constraints - Inflow Dependent Ecosystems Likelihood

Shoalhaven Street, Nowra, NSW 2541



Ecological Constraints

Shoalhaven Street, Nowra, NSW 2541

Inflow Dependent Ecosystems Likelihood

Type	IDE Likelihood	Geomorphology	Ecosystem Type	Aquifer Geology	Distance	Direction
Terrestrial	5	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		0m	On-site
Terrestrial	10	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		9m	North West
Terrestrial	6	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		38m	South West
Terrestrial	8	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		60m	West
Terrestrial	8	Deeply dissected sandstone plateaus.	Vegetation		67m	West
Terrestrial	9	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		82m	North West
Terrestrial	3	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		84m	North West
Terrestrial	7	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		94m	North West
Terrestrial	9	Deeply dissected sandstone plateaus.	Vegetation		110m	North West
Terrestrial	7	Deeply dissected sandstone plateaus.	Vegetation		120m	West
Terrestrial	10	Deeply dissected sandstone plateaus.	Vegetation		126m	West
Terrestrial	6	Deeply dissected sandstone plateaus.	Vegetation		141m	South West
Terrestrial	5	Deeply dissected sandstone plateaus.	Vegetation		143m	West
Aquatic	10	Deeply dissected sandstone plateaus.	River		243m	North
Terrestrial	1	Deeply dissected sandstone plateaus.	Vegetation		759m	North
Terrestrial	4	Deeply dissected steeply sloping plateau margin in metamorphics and granite. Bounded in the west by the Great Escarpment.	Vegetation		767m	South West

Inflow Dependent Ecosystems Likelihood Data Source: The Bureau of Meteorology
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Ecological Constraints

Shoalhaven Street, Nowra, NSW 2541

NSW BioNet Atlas

Species on the NSW BioNet Atlas that have a NSW or federal conservation status, a NSW sensitivity status, or are listed under a migratory species agreement, and are within 10km of the site?

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Amphibia	Heleioporus australiacus	Giant Burrowing Frog	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Amphibia	Litoria aurea	Green and Golden Bell Frog	Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Anthochaera phrygia	Regent Honeyeater	Critically Endangered	Not Sensitive	Critically Endangered	
Animalia	Aves	Apus pacificus	Fork-tailed Swift	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Ardenna pacifica	Wedge-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	Ardenna tenuirostris	Short-tailed Shearwater	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Artamus cyanopterus cyanopterus	Dusky Woodswallow	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Botaurus poiciloptilus	Australasian Bittern	Endangered	Not Sensitive	Endangered	
Animalia	Aves	Burhinus grallarius	Bush Stone-curlew	Endangered	Not Sensitive	Not Listed	
Animalia	Aves	Calidris melanotos	Pectoral Sandpiper	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Callocephalon fimbriatum	Gang-gang Cockatoo	Vulnerable	Category 3	Not Listed	
Animalia	Aves	Calyptorhynchus lathamii	Glossy Black-Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	Circus assimilis	Spotted Harrier	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Climacteris picumnus victoriae	Brown Treecreeper (eastern subspecies)	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Daphoenositta chrysoptera	Varied Sittella	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Dasyornis brachypterus	Eastern Bristlebird	Endangered	Category 2	Endangered	
Animalia	Aves	Epthianura albigula	White-fronted Chat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Falco subniger	Black Falcon	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Gallinago hardwickii	Latham's Snipe	Not Listed	Not Sensitive	Not Listed	ROKAMBA;JAMBA
Animalia	Aves	Gelochelidon nilotica	Gull-billed Tern	Not Listed	Not Sensitive	Not Listed	CAMBA
Animalia	Aves	Geophaps scripta scripta	Squatter Pigeon (southern subspecies)	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	Glossopsitta pusilla	Little Lorikeet	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Haliaeetus leucogaster	White-bellied Sea-Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hieraaetus morphnoides	Little Eagle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	Hirundapus caudacutus	White-throated Needle-tail	Not Listed	Not Sensitive	Vulnerable	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	Hydroprogne caspia	Caspian Tern	Not Listed	Not Sensitive	Not Listed	JAMBA

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Aves	<i>Ixobrychus flavicollis</i>	Black Bittern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Limosa lapponica</i>	Bar-tailed Godwit	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Limosa limosa</i>	Black-tailed Godwit	Vulnerable	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Lophochroa leadbeateri</i>	Major Mitchell's Cockatoo	Vulnerable	Category 2	Not Listed	
Animalia	Aves	<i>Lophoictinia isura</i>	Square-tailed Kite	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Neophema pulchella</i>	Turquoise Parrot	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Ninox strenua</i>	Powerful Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Numenius madagascariensis</i>	Eastern Curlew	Not Listed	Not Sensitive	Critically Endangered	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Numenius phaeopus</i>	Whimbrel	Not Listed	Not Sensitive	Not Listed	ROKAMBA;CAMBA; JAMBA
Animalia	Aves	<i>Onychoprion fuscata</i>	Sooty Tern	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pachycephala olivacea</i>	Olive Whistler	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Pandion cristatus</i>	Eastern Osprey	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Petroica boodang</i>	Scarlet Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica phoenicea</i>	Flame Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Petroica rodinogaster</i>	Pink Robin	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Rostratula australis</i>	Australian Painted Snipe	Endangered	Not Sensitive	Endangered	
Animalia	Aves	<i>Stictonetta naevosa</i>	Freckled Duck	Vulnerable	Not Sensitive	Not Listed	
Animalia	Aves	<i>Thalasseus bergii</i>	Crested Tern	Not Listed	Not Sensitive	Not Listed	JAMBA
Animalia	Aves	<i>Thinornis cucullatus cucullatus</i>	Eastern Hooded Dotterel	Critically Endangered	Not Sensitive	Vulnerable	
Animalia	Aves	<i>Tyto novaehollandiae</i>	Masked Owl	Vulnerable	Category 3	Not Listed	
Animalia	Aves	<i>Tyto tenebricosa</i>	Sooty Owl	Vulnerable	Category 3	Not Listed	
Animalia	Mammalia	<i>Arctocephalus pusillus doriferus</i>	Australian Fur-seal	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Cercartetus nanus</i>	Eastern Pygmy-possum	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Chalinolobus dwyeri</i>	Large-eared Pied Bat	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	<i>Dasyurus maculatus</i>	Spotted-tailed Quoll	Vulnerable	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Dugong dugon</i>	Dugong	Endangered	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Falsistrellus tasmaniensis</i>	Eastern False Pipistrelle	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Isodon obesulus obesulus</i>	Southern Brown Bandicoot (eastern)	Endangered	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Lasiornis krefftii</i>	Northern Hair-nosed Wombat	Presumed Extinct	Not Sensitive	Endangered	
Animalia	Mammalia	<i>Macropus parma</i>	Parma Wallaby	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Micronomus norfolkensis</i>	Eastern Coastal Free-tailed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus australis</i>	Little Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	<i>Miniopterus orianae oceanensis</i>	Large Bent-winged Bat	Vulnerable	Not Sensitive	Not Listed	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Animalia	Mammalia	Myotis macropus	Southern Myotis	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petauroides volans	Greater Glider	Not Listed	Not Sensitive	Vulnerable	
Animalia	Mammalia	Petaurus australis	Yellow-bellied Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petaurus norfolcensis	Squirrel Glider	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Petrogale penicillata	Brush-tailed Rock-wallaby	Endangered	Not Sensitive	Vulnerable	
Animalia	Mammalia	Phascolarctos cinereus	Koala	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Potorous tridactylus	Long-nosed Potoroo	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Pteropus poliocephalus	Grey-headed Flying-fox	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Mammalia	Saccolaimus flaviventris	Yellow-bellied Sheath-tail-bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Scoteanax rueppellii	Greater Broad-nosed Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Sminthopsis leucopus	White-footed Dunnart	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus baverstocki	Inland Forest Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Mammalia	Vespadelus troughoni	Eastern Cave Bat	Vulnerable	Not Sensitive	Not Listed	
Animalia	Reptilia	Caretta caretta	Loggerhead Turtle	Endangered	Not Sensitive	Endangered	
Animalia	Reptilia	Chelonia mydas	Green Turtle	Vulnerable	Not Sensitive	Vulnerable	
Animalia	Reptilia	Hoplocephalus bungaroides	Broad-headed Snake	Endangered	Category 2	Vulnerable	
Plantae	Flora	Acacia constablei	Narrabarba Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Acacia pubescens	Downy Wattle	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Cryptostylis hunteriana	Leafless Tongue Orchid	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Eucalyptus langleyi	Albatross Mallee	Endangered Population, Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus nicholii	Narrow-leaved Black Peppermint	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Eucalyptus scoparia	Wallangarra White Gum	Endangered	Not Sensitive	Vulnerable	
Plantae	Flora	Genoplesium baueri	Bauer's Midge Orchid	Endangered	Category 2	Endangered	
Plantae	Flora	Grammitis stenophylla	Narrow-leaf Finger Fern	Endangered	Category 3	Not Listed	
Plantae	Flora	Hibbertia puberula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Hibbertia stricta subsp. furcatula		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Melaleuca deanei	Deane's Paperbark	Vulnerable	Not Sensitive	Vulnerable	
Plantae	Flora	Pterostylis gibbosa	Illawarra Greenhood	Endangered	Category 2	Endangered	
Plantae	Flora	Pterostylis pulchella	Waterfall Greenhood	Vulnerable	Category 2	Vulnerable	
Plantae	Flora	Pterostylis ventricosa		Critically Endangered	Category 2	Not Listed	
Plantae	Flora	Pterostylis vernalis		Critically Endangered	Category 2	Critically Endangered	
Plantae	Flora	Rhodamnia rubescens	Scrub Turpentine	Critically Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Solanum celatum		Endangered	Not Sensitive	Not Listed	
Plantae	Flora	Syzygium paniculatum	Magenta Lilly Pilly	Endangered	Not Sensitive	Vulnerable	

Kingdom	Class	Scientific	Common	NSW Conservation Status	NSW Sensitivity Class	Federal Conservation Status	Migratory Species Agreements
Plantae	Flora	Triplarina nowraensis	Nowra Heath Myrtle	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Zieria baeuerlenii	Bomaderry Zieria	Endangered	Not Sensitive	Endangered	
Plantae	Flora	Zieria tuberculata	Warty Zieria	Vulnerable	Not Sensitive	Vulnerable	

Data does not include NSW category 1 sensitive species.

NSW BioNet: © State of NSW and Office of Environment and Heritage

Location Confidences

Where Lotsearch has had to georeference features from supplied addresses, a location confidence has been assigned to the data record. This indicates a confidence to the positional accuracy of the feature. Where applicable, a code is given under the field heading “LC” or “LocConf”. These codes lookup to the following location confidences:

LC Code	Location Confidence
Premise Match	Georeferenced to the site location / premise or part of site
Area Match	Georeferenced to an approximate or general area
Road Match	Georeferenced to a road or rail corridor
Road Intersection	Georeferenced to a road intersection
Buffered Point	A point feature buffered to x metres
Adjacent Match	Land adjacent to a georeferenced feature
Network of Features	Georeferenced to a network of features
Suburb Match	Georeferenced to a suburb boundary
As Supplied	Spatial data supplied by provider

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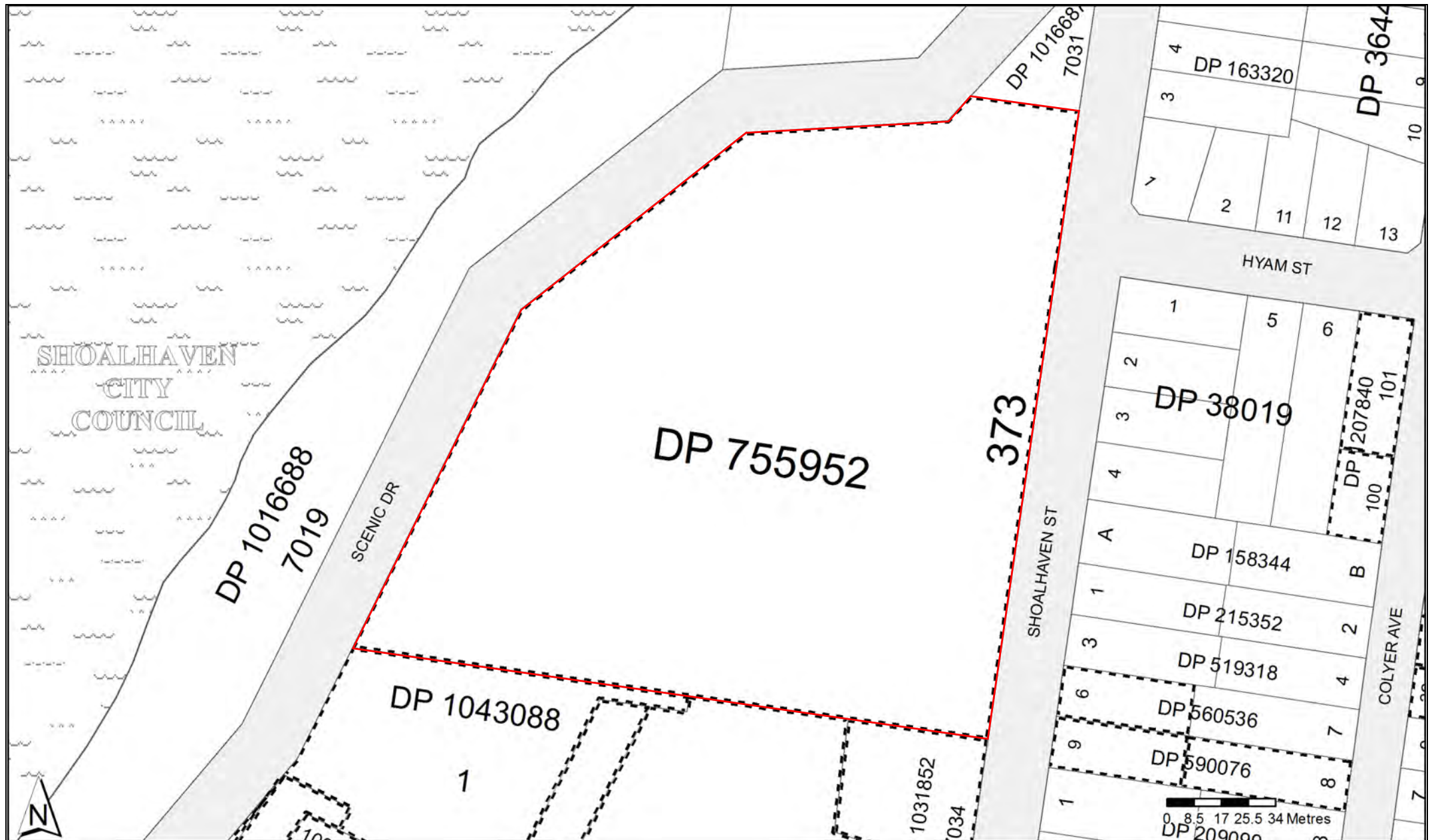
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 - (a) acknowledges that the Lotsearch (nor any of its officers, employees or agents), nor any of its Third Party Content Supplier have any liability to it under or in connection with the

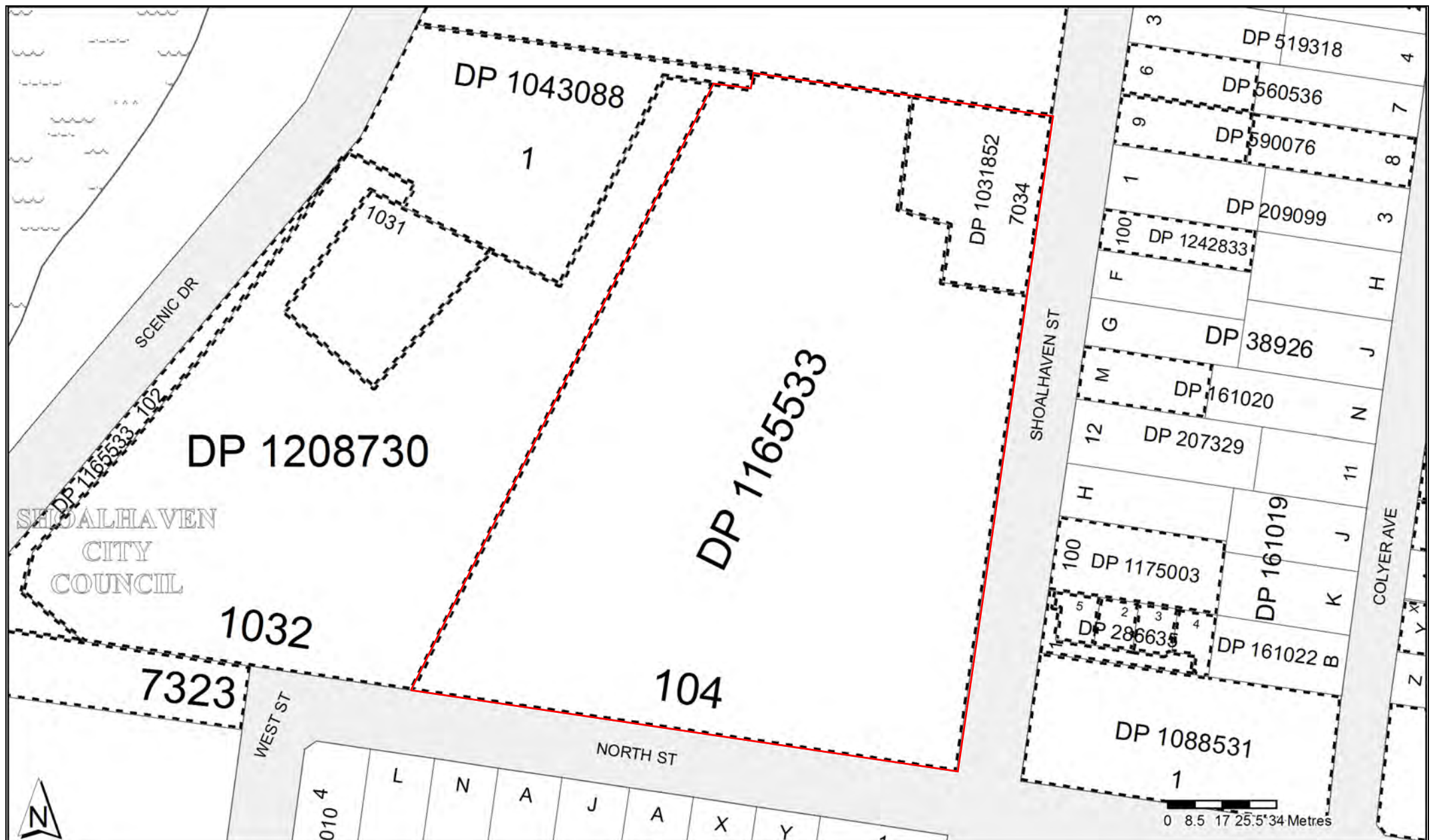
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 - (c) releases each Third Party Content Supplier from any claim it may have otherwise had in connection with the Report, or the negotiation of, entry into, performance of, or termination of these Terms.
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 12. These Terms are subject to New South Wales law.

APPENDIX

D

LAND TITLE RECORDS





Cancels part N.2.1489 L.F.
Cancels part V.3302.2013

PLAN OF PORTION 373

A.300

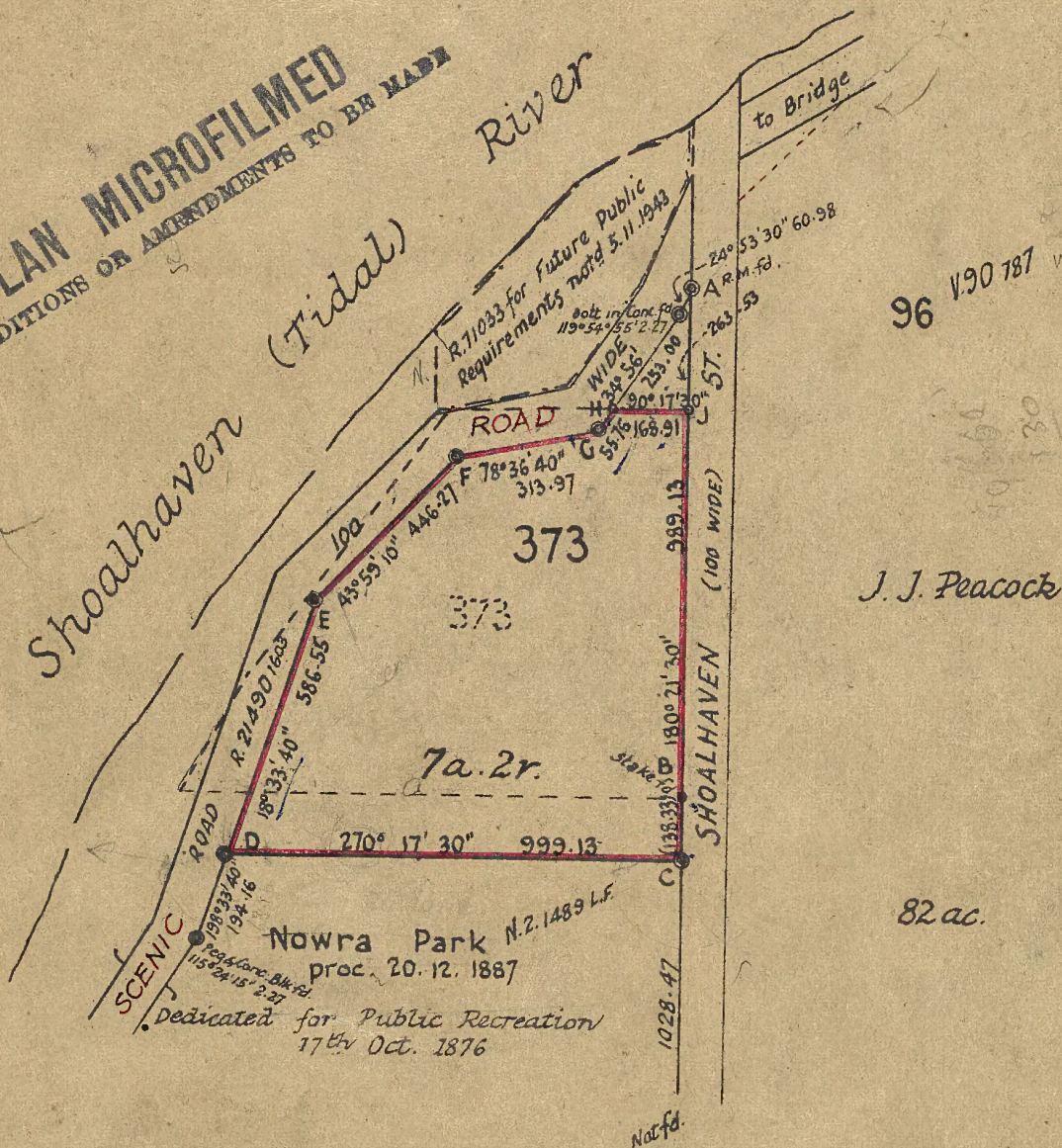
PAPERS L.B.47.268
Pks. 48.240

PARISH NOWRA COUNTY ST. VINCENT
LAND DISTRICT NOWRA LAND BOARD DISTRICT SYDNEY
SHIRE NOWRA MUNICIPALITY

Applied for under the Section of the Crown Lands Consolidation Act, 1913, by

Measured for Hospital Site
Partly within area of 25ac dedd for Public Recreation 17th Oct. 1876 1a.1r.15p. Revoked 4.11.49.
~~Partly within "Nowra Park" procd 20th Dec 1887 Revoked 11.1.52.~~
~~Partly within addition to Nowra Park procd Gaz. 3rd Feb. 1933 Revoked 11.1.52.~~
Partly within Reserve dedicated for Public Recreation Gaz 13th Jan. 1933. 6a.0r.25p. Revoked 4.11.49.
Dedicated for Hospital Gaz. 4. 11. 49. Grant issued to The Shoalhaven District Memorial Hospital Pks.51/2444.

PLAN MICROFILMED
NO ADDITIONS OR AMENDMENTS TO BE MADE



Surround Area 7.5005ac.

REFERENCE MARKS

CORNER	BEARING	FROM	LINKS	Nº ON TREE
A	180° 21' 30"	Bolt in conc 5.51	fd	
B		Stake	fd	
C	270° 17' 30"	G.I. Pipe	2.27	
D	90° 17' 30"	G.I. Pipe	2.39	
E	121° 16' 25"	conc. blk	2.33	fd
F	151° 17' 55"	conc. blk	2.55	fd
G	146° 46' 20"	conc. blk	2.45	fd
H		Peg		
J		Peg		

I CERTIFY that this is a CORRECT COPY of the original plan of survey and of all notations thereon now relevant, I being the officer having the custody thereof.

Adj. Officer-in-Charge, General Drafting Branch. 9-3-1950

Thomas Andrew Dalton
Nowra

Surveyor registered under the Surveyors Act, 1929 do hereby solemnly and sincerely declare that the survey represented in this plan has been made by me in accordance with the Survey Practice Regulations, 1933 and the special regulations of the Department of Lands was completed on the 19th May 1948 and the reference marks have been placed as shown hereon.

Thomas Dalton

Surveyor registered under the Surveyors Act 1929

Declared before me at Nowra thirty first day of May 1948

Transmitted to the District Surveyor with my letter of Justice of the Peace

CHECKED & CHARTED C.D. Gregson 21.7.49

EXAMINED AND PLAN APPROVED R.T. Hanks

GENERAL DRAFTING BRANCH (DATED) 22.7.49

Department of Lands, Sydney N.S.W.

NOTATION PL 11

41032013

SIGNATURE AND SEALS ONLY.

InfoTrack

ILLAWARRA AREA HEALTH SERVICE

A. K. SHERBORN
CHIEF EXECUTIVE OFFICER

SURVEYORS (PRACTICE) REGULATION 1996: CLAUSE 32(2)				
MGA COORDINATES				
MARK	EASTING	NORTHING	ZONE	CLASS
PM 17285	280348.597	6139017.172	56	B
PM 17286	280334.138	6138919.104	56	B
SSM 12220	280418.878	6139088.149	56	B
SSM 62920	280458.268	6138916.447	56	C
COMBINED SEA LEVEL & SCALE FACTOR 1.000192				
SOURCE: COORDINATES ADOPTED FROM S.C.I.M.S 6 SEPTEMBER 2000				

- 1) α EASEMENT FOR UNDERGROUND CABLES
2 WIDE
- 2) β EASEMENT FOR PADMOUNT SUBSTATION

Crown Lands Office Approval

PLAN APPROVED
Land District
Paper No.
Field-Book pages

Subdivision Certificate

I hereby certify that the provisions of s.109j of the Environmental Planning
and Assessment Act 1979 have been satisfied in relation to the
proposed

* (insert "subdivision" or "new road") set out herein

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:

Date of endorsement:

Accreditation no:

Subdivision Certificate no:

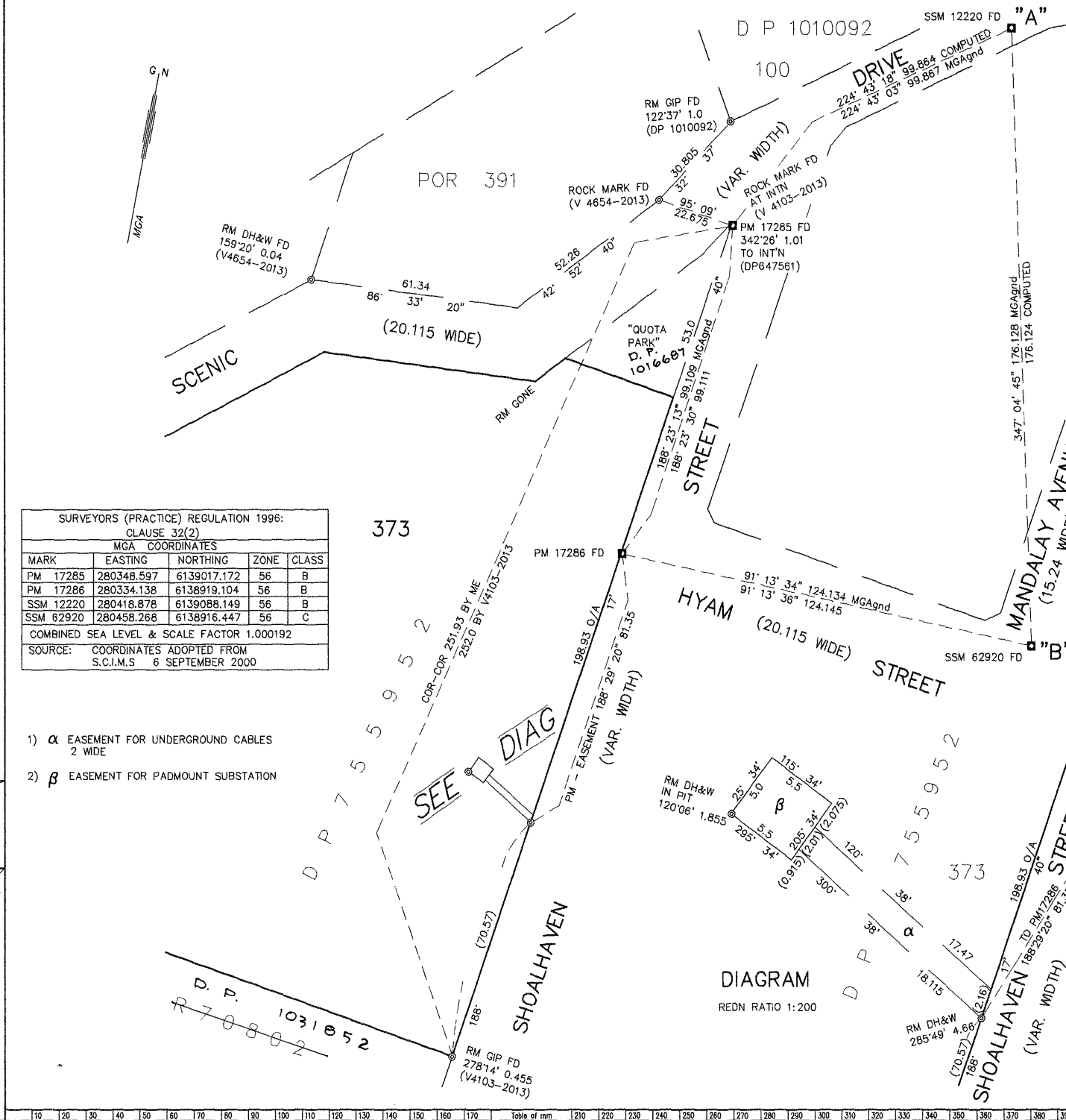
File no:

Note:
When the plan is to be lodged electronically in the Land Titles Office
it should include a signature in an electronic or digital format
approved by the Registrar-General.

* Dates whichever is inapplicable

SURVEYOR'S REFERENCE: 23495 PH (02) 4421 6544 FAX (02) 4422 1821

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION



DP1045975

Registered *MC 5-11-2002*Title System: **TORRENS**Purpose: **EASEMENT**Ref. Map: *W5540-94*
W55932-32Last Plan: **DP 4103-2013**

PLAN
OF EASEMENTS OVER
LOT 373 DP755952

Lengths are in metres. Reduction Ratio 1: 800

L G A SHOALHAVEN CITY

Locality: **NOWRA**Parish: **NOWRA**County: **ST VINCENT**

This is sheet 1 of my plan in streets.
(delete if inapplicable)

Surveyors (Practice) Regulation 1996
ANTHONY R. AULSEBROOK
of ALLEN PRICE & ASSOCIATES
of 75 PLUNKETT ST NOWRA 2541
a surveyor registered under the Surveyors Act, 1929, hereby
certify that the survey represented in this plan is accurate,
has been made in accordance with the Surveyors (Practice)
Regulation 1996 and was completed on 8/3/01.
The survey relates to EASEMENTS ONLY
(here specify the land actually surveyed, or specify any land
shown in the plan that is not the subject of the survey)
Datum Line: "A" - "B"
Zone: Suburban/Assembly
(Signature) *[Signature]*
Surveyor registered under
the Surveyors Act 1929

Plans used in preparation of survey/compilation.

R 21490-1603 DP 647561

V 4103-2013 DP 1010092

V 4654-2013

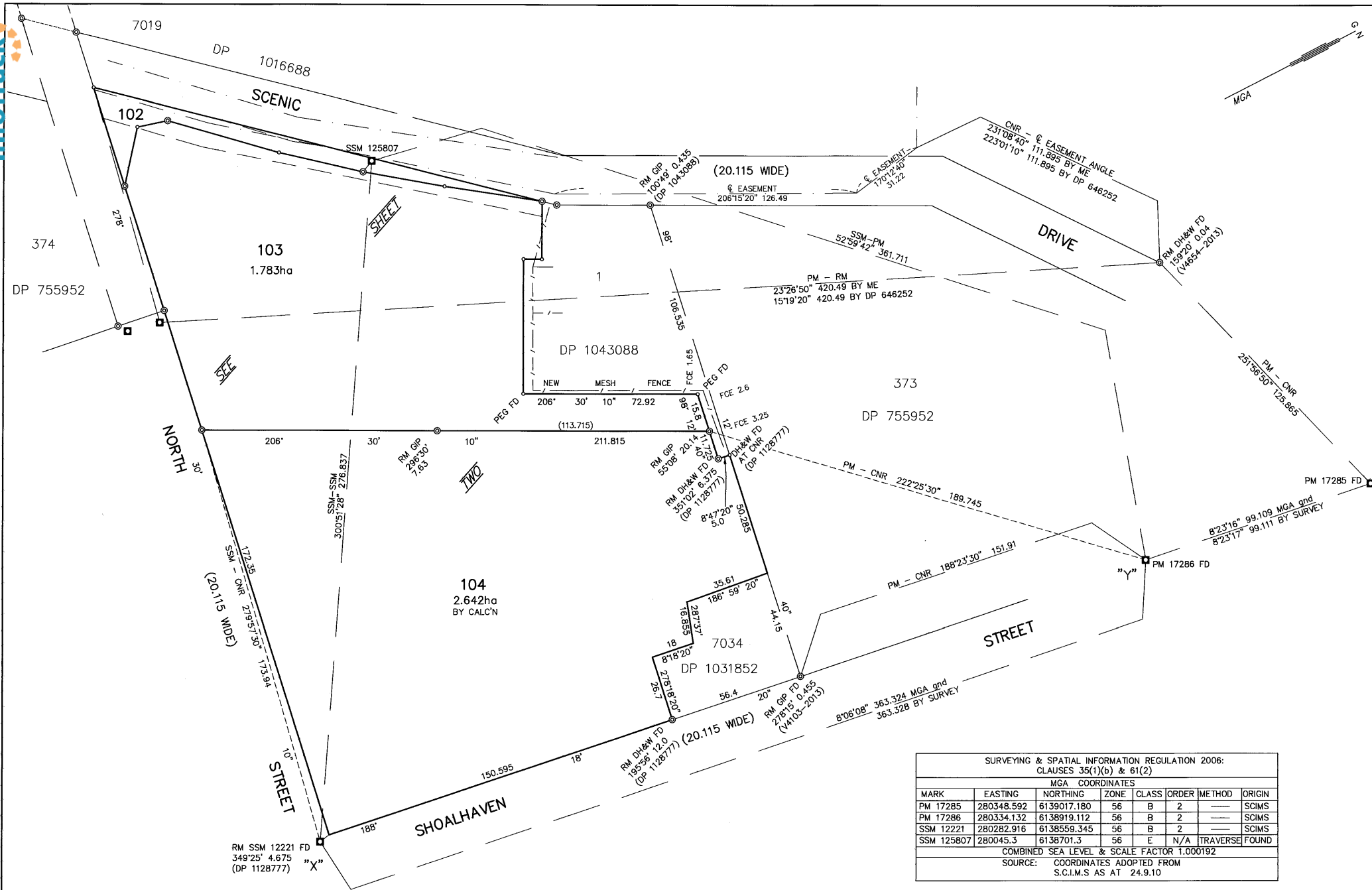
PANEL FOR USE ONLY for statements of intention
to dedicate public roads, to create public reserves,
drainage reserves, easements, restrictions on the
use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE
CONVEYANCING ACT, 1919, IT IS
INTENDED TO CREATE: -

- 1) EASEMENT FOR UNDERGROUND
CABLES 2 WIDE
- 2) EASEMENT FOR PADMOUNT
SUBSTATION

InfoTrack

Reg: 8774868 / Doc: DP 1165533 P / Rev: 02-Jun-2011 / NSW LRS / Pgs: ALL / Prt: 03-May-2021 09:46 / Seq: 1 of 5
 © Office of the Registrar-General / Src: INFOTRACK / Ref: Shoalhaven Street, Nowra, NSW 2541



Surveyor: ANTHONY R AULSEBROOK

Date of Survey: 25.11.10

Surveyor's Ref: 25451

PLAN OF:

DEDICATED CROWN LAND LOTS 102 & 103
 TO BE ACQUIRED FOR THE PURPOSES OF
 THE HEALTH ADMINISTRATION ACT 1982

LGA: SHOALHAVEN

Locality: NOWRA

Subdivision No:

Lengths are in metres. Reduction Ratio 1: 1000

Registered

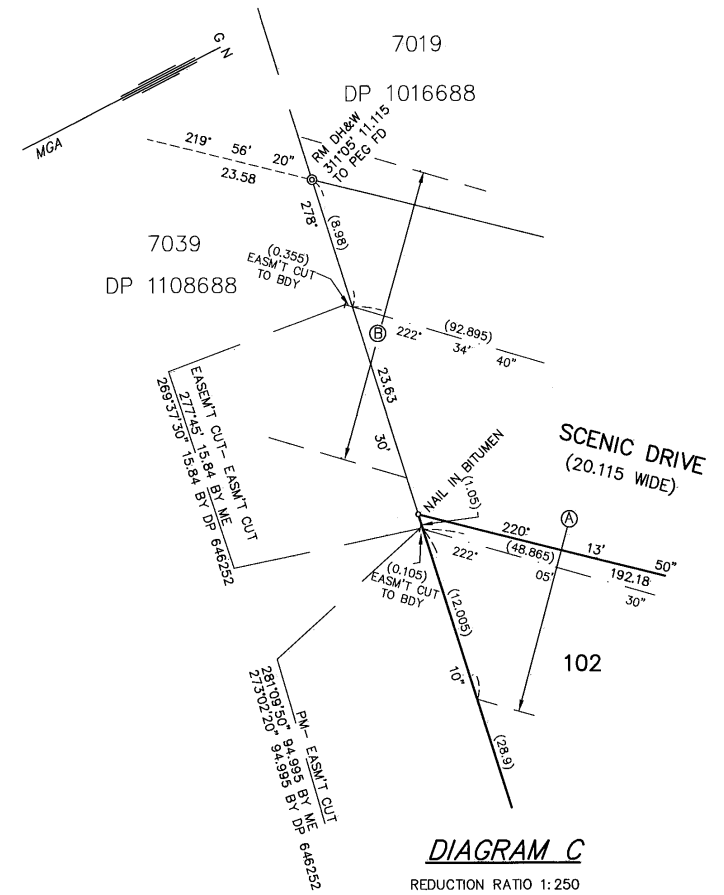
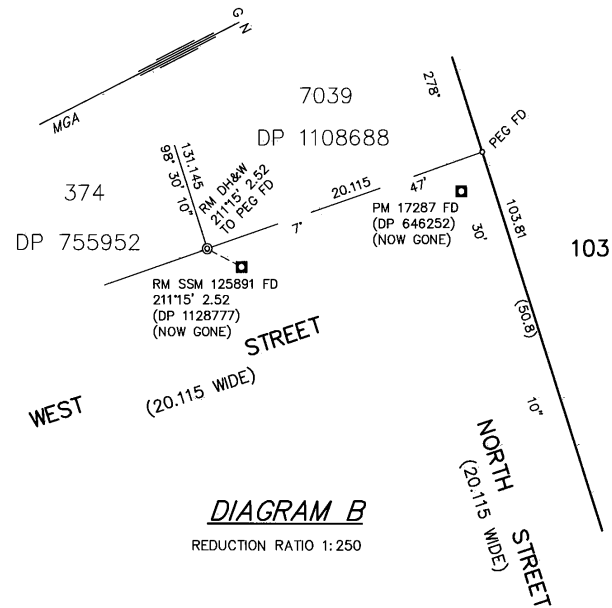
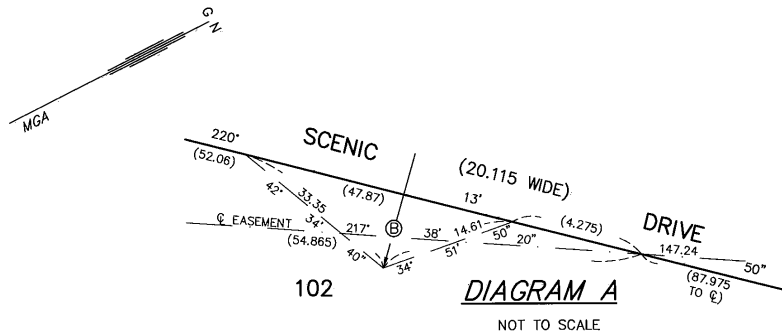


02.06.2011



DP1165533 P





- (A) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES
20 WIDE (VIDE DP 646252)
- (B) PROPOSED EASEMENT FOR ELECTRICITY PURPOSES
20 WIDE (VIDE DP 646252)

Surveyor: ANTHONY R AULSEBROOK
Date of Survey: 25.11.10
Surveyor's Ref: 25451

PLAN OF:

DEDICATED CROWN LAND LOTS 102 & 103
TO BE ACQUIRED FOR THE PURPOSES OF
THE HEALTH ADMINISTRATION ACT 1982

LGA: SHOALHAVEN

Locality: NOWRA

Subdivision No:

Lengths are in metres. Reduction Ratio 1: AS NOTED

Registered



02.06.2011

DP1165533

PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 2 Sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

IT IS PROPOSED TO ACQUIRE LOTS 102 & 103 UNDER THE HEALTH ADMINISTRATION ACT 1982



DP1165533 S

Registered: 02.06.2011

Title System: TORRENS

Purpose: ACQUISITION

PLAN OF

**DEDICATED CROWN LAND
 LOTS 102 & 103
 TO BE ACQUIRED FOR THE
 PURPOSES OF THE HEALTH
 ADMINISTRATION ACT 1982**

LGA: SHOALHAVEN

Locality: NOWRA

Parish: NOWRA

County: ST VINCENT

Surveying and Spatial Information Regulation, 2006

I, ANTHONY R AULSEBROOK
 of ALLEN PRICE & ASSOCIATES
 a surveyor registered under the *Surveying and Spatial Information Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying and Spatial Information Regulation, 2006* and was completed on:

25.11.10

The survey relates to LOTS 102 & 103

(specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature Dated: 1.12.10
 Surveyor registered under the *Surveying and Spatial Information Act, 2002*

Datum Line: "X" – "Y"
 Type: ~~Urban/Rural~~

Plans used in the preparation of survey/compilation

R 21490–1603 DP 1002793 DP 1132679
 V 4103–2013 DP 1031852
 V 4654–2013 DP 1043088
 DP 646252 DP 1108688
 DP 647561 DP 1128777

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 25451

Use PLAN FORM 6A

for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I, Mark McClellan in approving this plan certify
 (Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature:

Date: 20th April 2011

File Number: 09/18847

Office: NOWRA

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
 (insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:

Date of Endorsement:

Accreditation no:

Subdivision Certificate no:

File no:

* Delete whichever is inapplicable.

*OFFICE USE ONLY

PLAN FORM 6A (Annexure Sheet)

WARNING: Creasing or folding will lead to rejection

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 Sheet(s)

PLAN OF

**DEDICATED CROWN LAND
LOTS 102 & 103
TO BE ACQUIRED FOR THE
PURPOSES OF THE HEALTH
ADMINISTRATION ACT 1982**

DP1165533

Registered:  02.06.2011

Subdivision Certificate No:

Date of Endorsement:

SURVEYOR'S REFERENCE: 25451

*OFFICE USE ONLY



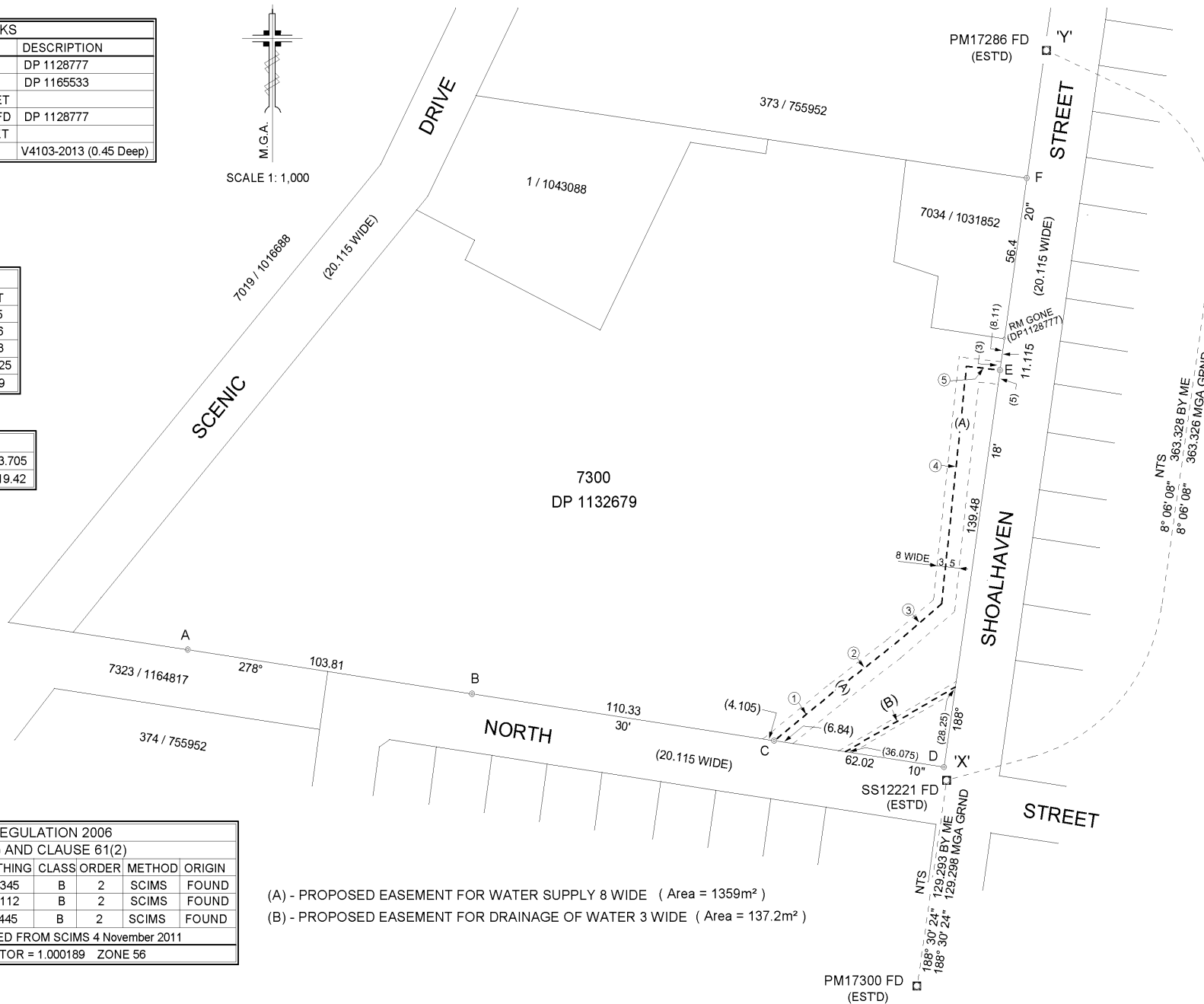
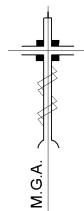
REFERENCE MARKS				
REF	BRG	DIST	MARK	DESCRIPTION
A	24°00'	5.1	RM DH&W FD	DP 1128777
B	9°12'	4.585	RM DH&W FD	DP 1165533
C	346°03'	4.83	RM DH&W SET	
D	349°25'	4.675	RM SS12221 FD	DP 1128777
E	261°09'	4.72	RM DH&W SET	
F	278°15'	0.455	RMGIP FD	V4103-2013 (0.45 Deep)

SHORT LINES		
LNE	BRG	DIST
1	51°32'	28.15
2	53°17'40"	25.46
3	50°14'40"	23.38
4	6°15'30"	83.025
5	96°27'20"	12.09

SURVEY CONNECTIONS			
'X'	SS12221 To Cnr 'C'	282° 28' 45"	63.705
'Y'	PM17286 To Cnr 'E'	188° 21' 50"	219.42

SURVEYING REGULATION 2006					
CLAUSE 35(1)(b) AND CLAUSE 61(2)					
MARK	MGA EASTING	MGA NORTHING	CLASS	ORDER	METHOD ORIGIN
SS12221	280282.916	6138559.345	B	2	SCIMS FOUND
PM17286	280334.132	6138919.112	B	2	SCIMS FOUND
PM17300	280263.786	6138431.445	B	2	SCIMS FOUND
MGA COORDINATES ADOPTED FROM SCIMS 4 November 2011					
COMBINED SCALE FACTOR = 1.000189 ZONE 56					

SCALE 1: 1,000



Surveyor: MICHAEL G POIDEVIN
Date of Survey: 3 November 2011
Surveyor's Ref: 80-2011

PLAN OF
PROPOSED EASEMENTS AFFECTING
LOT 7300 IN DP 1132679

LGA: SHOALHAVEN
Locality: NOWRA
Subdivision No: _____
Lengths are in metres. Reduction Ratio 1: 1000

Registered
7.3.2012

DP1170812

PLAN FORM 6

WARNING: Creasing or folding will lead to rejection

ePlan

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 1 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

Proposed Easement for Water Supply 8 Wide
 Proposed Easement for Drainage of Water 3 Wide



Use PLAN FORM 6A
 for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I.....in approving this plan certify
 (Authorised Officer)
 that all necessary approvals in regard to the allocation of the land shown herein have been given
 Signature:.....
 Date:.....
 File Number:.....
 Office:.....

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
 (insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:
 Date of Endorsement:
 Accreditation no:
 Subdivision Certificate no:
 File no:

* Delete whichever is inapplicable.

DP1170812

Registered:  7.3.2012
 Title System: TORRENS
 Purpose: EASEMENT

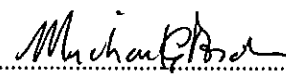
PLAN OF PROPOSED EASEMENTS AFFECTING LOT 7300 IN DP 1132679

LGA: SHOALHAVEN
 Locality: NOWRA
 Parish: NOWRA
 County: ST VINCENT

Survey Certificate

I, MICHAEL GERARD POIDEVIN
 of PO BOX 42, NOWRA 2541
 a surveyor registered under the *Surveying and Spatial Information Act, 2002*, certify that the survey represented in this plan is accurate, has been made in accordance with the *Surveying and Spatial Information Regulation, 2006* and was completed on: 3 Nov 2011

The survey relates to Easements and Connections.
 (specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey)

Signature  Dated: 31/1/12
 Surveyor registered under the *Surveying and Spatial Information Act, 2002*

Datum Line: 'X' - 'Y'
 Type: Urban

Plans used in the preparation of survey/compilation

DP1165533 DP1031852 DP1047729
 DP1088531 DP1128777 DP1132679
 R21490-1603 V4103-2013 V4654-2013

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 80-2011

* OFFICE USE ONLY

PLAN OF CROWN LAND SHOWING FORMER ARTIFICIAL ID

483/7034//755952/580056

Shire/City SHOALHAVEN

Town/Locality NOWRA

Parish NOWRA

County ST VINCENT

Not to Scale

DP1031852

Registered  17.7.2001

Title System CROWN LAND

Purpose DEPARTMENTAL

Reference Map W5532-32

DCDB Partition BERR342S

Last Plan -

DIAGRAM FOR IDENTIFICATION PURPOSES ONLY ... NOT TO BE USED FOR FOLIO CREATION
THIS IS NOT A SUBDIVISION OF THE CROWN ESTATE. STATUS MAY NEED TO BE VERIFIED.
NOT INVESTIGATED IN LAND TITLES OFFICE AS TO LOCATION OF BOUNDARIES

GN

755952
373

7034

SHOALHAVEN ST

1002793
7032

209099
1

38926
H

38926
J

207329
12

161019
H

161019
L



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/5/2021 9:45AM

FOLIO: 373/755952

First Title(s): SEE PRIOR TITLE(S)

Prior Title(s): VOL 6492 FOL 86

Recorded	Number	Type of Instrument	C.T. Issue
22/2/1989		TITLE AUTOMATION PROJECT	LOT RECORDED FOLIO NOT CREATED
21/11/1989		CONVERTED TO COMPUTER FOLIO	FOLIO CREATED CT NOT ISSUED
26/4/1991		AMENDMENT: TITLE DIAGRAM	
20/9/2002	8968397	APPLICATION FOR REPLACEMENT CERTIFICATE OF TITLE	
20/9/2002	8968398	CHANGE OF NAME	EDITION 1
5/11/2002	DP1045975	DEPOSITED PLAN	EDITION 2
25/10/2019	AP410777	REQUEST	
25/10/2019	AP632127	DEPARTMENTAL DEALING	EDITION 3

*** END OF SEARCH ***



FOLIO: 373/755952

SEARCH DATE	TIME	EDITION NO	DATE
-----	----	-----	----
3/5/2021	9:45 AM	3	25/10/2019

LAND

LOT 373 IN DEPOSITED PLAN 755952
LOCAL GOVERNMENT AREA SHOALHAVEN
PARISH OF NOWRA COUNTY OF ST VINCENT
(FORMERLY KNOWN AS PORTION 373)
TITLE DIAGRAM CROWN PLAN 4103.2013

FIRST SCHEDULE

HEALTH ADMINISTRATION CORPORATION (R AP410777)

SECOND SCHEDULE (3 NOTIFICATIONS)

- 1 LAND EXCLUDES MINERALS - SEE CROWN GRANT(S)
- 2 DP1045975 EASEMENT FOR UNDERGROUND CABLES 2 WIDE AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP1045975
- 3 DP1045975 EASEMENT FOR PADMOUNT SUBSTATION AFFECTING THE
PART(S) SHOWN SO BURDENED IN DP1045975

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/5/2021 9:47AM

FOLIO: 104/1165533

First Title(s): 7300/1132679

Prior Title(s): 7300/1132679

Recorded	Number	Type of Instrument	C.T. Issue
2/6/2011	DP1165533	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
17/5/2012	AG948736	REQUEST	FOLIO CREATED CT NOT ISSUED
11/9/2012	AH119059	REQUEST	
9/1/2013	AH336229	RESUMPTION APPLICATION	

*** END OF SEARCH ***

Shoalhaven Street, Nowra, NSW 2541

PRINTED ON 3/5/2021

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Received: 03/05/2021 09:47:09



FOLIO: 104/1165533

SEARCH DATE	TIME	EDITION NO	DATE
3/5/2021	9:44 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 104 IN DEPOSITED PLAN 1165533
AT NOWRA
LOCAL GOVERNMENT AREA SHOALHAVEN
PARISH OF NOWRA COUNTY OF ST VINCENT
TITLE DIAGRAM DP1165533

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES

SECOND SCHEDULE (5 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE LAND IS DEDICATED FOR A PUBLIC PURPOSE
- * 4 AH336229 EASEMENT FOR WATER SUPPLY 8 WIDE AFFECTING THE SITE DESIGNATED (A) IN DP1170812
- * 5 AH336229 EASEMENT FOR DRAINAGE OF WATER 3 WIDE AFFECTING THE SITE DESIGNATED (B) IN DP1170812

NOTATIONS

UNREGISTERED DEALINGS: NIL

*** END OF SEARCH ***



LAND
REGISTRY
SERVICES

Historical Title



NEW SOUTH WALES LAND REGISTRY SERVICES - HISTORICAL SEARCH

SEARCH DATE

3/5/2021 9:47AM

FOLIO: 7034/1031852

First Title(s): THIS FOLIO

Prior Title(s): CROWN LAND

Recorded	Number	Type of Instrument	C.T. Issue
-----	-----	-----	-----
17/7/2001	DP1031852	DEPOSITED PLAN	LOT RECORDED FOLIO NOT CREATED
24/7/2007	CA116172	CONVERSION ACTION	FOLIO CREATED CT NOT ISSUED
24/7/2018	AN245456	REQUEST	
24/7/2018	AN245457	LEASE BY A RESERVE TRUST	

*** END OF SEARCH ***



FOLIO: 7034/1031852

SEARCH DATE	TIME	EDITION NO	DATE
3/5/2021	9:45 AM	-	-

CERTIFICATE OF TITLE HAS NOT ISSUED

LAND

LOT 7034 IN DEPOSITED PLAN 1031852
AT NOWRA
LOCAL GOVERNMENT AREA SHOALHAVEN
PARISH OF NOWRA COUNTY OF ST VINCENT
TITLE DIAGRAM DP1031852

FIRST SCHEDULE

THE STATE OF NEW SOUTH WALES (CA116172)

SECOND SCHEDULE (5 NOTIFICATIONS)

- * 1 THE LAND IS A RESERVE WITHIN THE MEANING OF PART 5 OF THE CROWN LANDS ACT 1989 AND THERE ARE RESTRICTIONS ON TRANSFER AND OTHER DEALINGS IN THE LAND UNDER THAT ACT, WHICH MAY REQUIRE CONSENT OF THE MINISTER.
- * 2 LIMITED TITLE. LIMITATION PURSUANT TO SECTION 28T(4) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.
- * 3 THE PLAN DEFINING THE LAND IN THIS FOLIO WHICH WAS PREPARED FOR IDENTIFICATION PURPOSES IS NOW SUITABLE FOR TITLE ISSUE. IT IS NOT A CURRENT PLAN IN TERMS OF SECTION 7A OF THE CONVEYANCING ACT 1919.
- * 4 AN245456 RESERVE TRUST: SHOALHAVEN STREET (R1003208) RESERVE TRUST SEE GOVERNMENT GAZETTE DATED 9/5/2003, FOLIO 4732
- * 5 AN245457 LEASE TO SHOALHAVEN COMMUNITY PRESCHOOL INCORPORATED EXPIRES: 31/12/2022. OPTION OF RENEWAL: 5 YEARS.

NOTATIONS

UNREGISTERED DEALINGS: R AP987503.

*** END OF SEARCH ***

Shoalhaven Street, Nowra, NSW 2541

PRINTED ON 3/5/2021

APPENDIX

E

SECTION 10.7 CERTIFICATES

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
Certificate No: 2021/01961

Applicant: Christopher Cook
Ground Floor
16 Burelli Street
Wollongong NSW 2500

Receipt No.: Ext: 121363
Date: 23/04/2021
Fee: \$133
Urgency Fee: \$0.00

Applicant reference: 8202118201/001/102

The land to which this Certificate relates is:

Lot 373 DP 755952, Shoalhaven St, NOWRA
Parish of NOWRA, County of ST. VINCENT

The above information is as recorded by Council.

DISCLAIMER AND CAUTION:

1. The information on zones, controls etc given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate is accurate as at the date of this certificate.
3. In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

The information contained in this certificate is prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning Assessment Regulation 2000 (as amended).

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2021/01961

This is a Planning Certificate issued by Shoalhaven City Council under Section 10.7(2) of the Environmental Planning and Assessment Act 1979 on the application of the person described above in respect of the land described above.

1 Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Shoalhaven Local Environmental Plan 2014 (as amended)

State Environmental Planning Policies

Coastal Management 2018. Gazetted 3 April 2018

The policy applies to land within the "coastal zone" and identifies land within the coastal zone as one of four coastal management areas being the coastal wetlands and littoral rainforests area, the coastal vulnerability area, the coastal environment area, and the coastal use area. The policy also sets out matters to be considered when undertaking development in each of the coastal management areas.

Vegetation in Non-Rural Areas. Gazetted 25 August 2017 (& as amended)

Is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policies affecting the City

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 36 – Manufactured Home Estates

State Environmental Planning Policy No. 50 – Canal Estate Development

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Building Sustainability Index: Basix) 2004

State Environmental Planning Policy (State Significant Precincts) 2005

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining Petroleum Production and Extractive Industries) 2007

PLANNING CERTIFICATE UNDER SECTION 10.7
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Certificate No: 2021/01961

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Coastal Management) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2020
State Environmental Planning Policy (Koala Habitat Protection) 2021

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (not including any proposed instrument where the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved) is:

Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment) 2017

Draft State Environmental Planning Policy (Remediation of Land)

Explanation of Intended Effect - State Environmental Planning Policies

Explanation of Intended Effect - Proposed Housekeeping Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Explanation of Intended Effect - Proposed Activation Precincts SEPP

Explanation of Intended Effect - Amendment to Infrastructure SEPP

Explanation of Intended Effect - Housing Diversity State Environmental Planning Policy

Explanation of Intended Effect - Design and Place SEPP

Explanation of Intended Effect - Agritourism and small-scale agriculture development. Includes proposed amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Explanation of Intended Effect - Building Business Back Better (proposed changes to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).

Explanation of Intended Effect - Review of clause 4.6 of the Standard Instrument LEP

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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Draft Local Environmental Plans and planning proposals for Local Environmental Plans

PLANNING PROPOSAL - PP026 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 COASTAL HAZARDS REVIEW - PUBLIC EXHIBITION 6 FEBRUARY 2019 TO 8 MARCH 2019 (55961E) (MIN18.609)

This Planning Proposal (PP) seeks to remove the Coastal Risk Planning Map from Shoalhaven LEP 2014 and rely on Council's Coastal Hazard Interactive Mapping to identify areas at risk of coastal hazards. The PP will also amend Clause 7.4 Coastal risk planning to apply to all land at risk of coastal hazards instead of land identified in the Coastal Risk Planning Map, to allow for better identification and management of areas at risk of coastal hazards.

PLANNING PROPOSAL - PP029 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - HITCHCOCKS LANE BERRY RESIDENTIAL INVESTIGATION AREA - PUBLIC EXHIBITION 28 OCTOBER 2020 TO 8 JANUARY 2021 (56367E) (MIN20.619)

This Planning Proposal (PP) seeks to amend the land use zone, minimum lot size for subdivision and height of buildings provisions within Shoalhaven Local Environmental Plan 2014 to enable low density residential development on certain land located south of Hitchcocks Lane in Berry.

PLANNING PROPOSAL - PP035 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - 48 JERVIS BAY ROAD FALLS CREEK - COMMUNITY TITLE SUBDIVISION - PUBLIC EXHIBITION 6 JANUARY 2021 TO 5 FEBRUARY 2021 (57076E) (MIN20.253)

This Planning Proposal (PP) seeks to amend the land use zones, minimum lot size for subdivision and terrestrial biodiversity provisions as well as introduce a site-specific legal mechanism within Shoalhaven Local Environmental Plan 2014 to enable a community title subdivision (consisting of 13 housing lots and one neighbourhood environmental conservation lot) on the subject land.

PLANNING PROPOSAL - PP054 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - REZONING OF RIPARIAN LAND AT TAYLORS LANE CAMBEWARRA - PUBLIC EXHIBITION 24 MARCH 2021 TO 23 APRIL 2021 (60737E) (MIN20.387)

The Planning Proposal seeks to amend Shoalhaven Local Environmental Plan (LEP) 2014 to rezone part of Lot 1 DP 949932 from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP also seeks to make corresponding changes to lot size controls, the riparian lands and watercourses map and the urban release area (URA) boundary within the LEP to enable the rezoned land to be included within the Moss Vale Road South URA. The subject land is currently identified as a watercourse and riparian corridor. An independent assessment of the identified watercourse and riparian area was undertaken and supports the changes sought by the PP.

PLANNING CERTIFICATE UNDER SECTION 10.7
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- (3) The name of each development control plan that applies to the carrying out of development on the land is:

Shoalhaven Development Control Plan 2014 (as amended)

(Note: a copy of Shoalhaven Development Control Plan 2014 is available on the internet at www.dcp2014.shoalhaven.nsw.gov.au or can be inspected at Council's Nowra office during normal business hours.)

2 Zoning and land use under relevant LEPs

For Shoalhaven Local Environmental Plan 2014 (as amended)

- a. **The identity of the zone in which the land is included under Shoalhaven Local Environmental Plan 2014:**

Zone SP2 Infrastructure

- b. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development may be carried out within the zone without the need for development consent:**

Nil

- c. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development may not be carried out within the zone except with development consent:**

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

- d. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development is prohibited within the zone:**

Any development not specified in item b or c.

- e. Development standards applying to the land under Shoalhaven Local Environmental Plan 2014 **DO NOT** fix minimum land dimensions for the erection of a dwelling-house on the land.

PLANNING CERTIFICATE UNDER SECTION 10.7
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- f. The land **DOES NOT** include or comprise critical habitat under Shoalhaven Local Environmental Plan 2014.
(Note: Shoalhaven Local Environmental Plan 2014 does not identify areas of "critical habitat" as defined in Part 7A of the Fisheries Management Act 1994 (subject to section 5AA of the Environmental Planning and Assessment Act 1979). Enquiries about whether the land is "critical habitat" Part 7A of the Fisheries Management Act 1994 should be directed to the NSW Office of Environment and Heritage).
- g. The land **IS NOT** in a conservation area (however described) under Shoalhaven Local Environmental Plan 2014.
(Note: this item relates to "heritage conservation areas" as defined in the LEP).
- h. An item of environmental heritage (however described) under Shoalhaven Local Environmental Plan 2014 **IS NOT** situated on the land.
(Note: "environmental heritage" relates to matters/items of cultural heritage, for example, items listed on the State Register, items specifically listed in the LEP or matters subject to an "interim heritage order" under the Heritage Act 1977).

Other provisions under Shoalhaven Local Environmental Plan 2014 may also apply to the development of this land. You can view the Shoalhaven Local Environmental Plan 2014 at the website www.legislation.nsw.gov.au or at Council's offices.

2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

- (a) The land **IS NOT** within any zone (however described) under Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) The land **IS NOT** within any Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) The land **IS NOT** within a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

3 Complying development

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2000 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with the lodgement of a Complying Development Certificate application to either Council or a private certifier. The NSW Department of Planning and Environment has provided a series of information sheets on its website

<http://www.planning.nsw.gov.au/exemptandcomplying>

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be complying development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Specific land exemptions for Housing Code, Rural Housing and Greenfield Housing Code

The extent to which the land is land on which complying development may be carried out under each of the codes for complying development of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by any of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Specific land exemptions for Housing Alterations Code and General Development Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Specific land exemptions for Commercial and Industrial (New Buildings and Additions) Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

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Specific land exemptions for Low Rise Housing Diversity Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The owner (or any previous owner) of the land **HAS NOT** consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

5 Mine subsidence

The land **HAS NOT** been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 Road widening and road alignment

- (a) The land **IS NOT** affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993
- (b) If the land is affected by any road widening or road realignment under any environmental planning instrument it will be listed below.
- (c) The land **IS NOT** affected by any road widening or road realignment under any resolution of Council.

Note: Information in item 6, relates to Council's road proposals; other authorities e.g. NSW Roads and Maritime Services, may have proposals not set out herein.

7 Council and other public authority policies on hazard risk restrictions

(a) The land **IS** affected by the following policy or policies adopted by the Council that restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

Shoalhaven Development Control Plan 2014

Contaminated Land Policy 2013

Shoalhaven Coastal Zone Management Plan 2018

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2021/01961

(b) The land **IS** affected by a policy adopted by a public authority (other than the Council) and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

Land Identified As Bushfire Prone

Under the Environmental Planning and Assessment Act 1979, Council is obliged to map bushfire prone land and to indicate bushfire prone land on planning certificates.

PART The land the subject of this certificate is within a designated bushfire prone area. Intending purchasers should consult the "Planning for Bush Fire Protection" document (NSW Rural Fire Service/NSW Department of Planning, Industry and Environment, November 2019) which identifies possible restrictions on the development of land because of the likelihood of bushfire.

7A Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

(3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

(1) Council does not have sufficient information to determine whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls as contained in Clause 7.3 of Shoalhaven Local Environmental Plan 2014 or Chapter G9 of Shoalhaven Development Control Plan 2014.

(2) Council does not have sufficient information to determine whether or not development on the land or part of the land for any other purpose is subject to flood related development controls as contained in Clause 7.2A and Clause 7.3 of Shoalhaven Local Environmental Plan 2014 or Chapter G9 and Chapter G10 of Shoalhaven Development Control Plan 2014.

In relation to sub clause (1) and (2) above, if the land or part of the land is within 40 metres of a creek; or is within 10 metres of a major drainage system, local overland flow path or drainage easement; or has a history of flooding then a flood assessment report will need to be submitted with any development application under the requirements of the Shoalhaven Development Control Plan 2014. The flood assessment report is to identify whether or not the land or part of the land is flood prone and determine, if flood prone, the probable maximum flood extent and the flood planning level.

For further information or to request a flood certificate, please contact Council's Natural Resources Unit.

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2021/01961

8 Land reserved for acquisition

The land **IS NOT** reserved for acquisition by a public authority, as referred to in section 3.15 of the Act under any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1.

9 Contributions plans

The name of the contributions plan applying to the land is:

Shoalhaven Contributions Plan 2019 (as amended)

9a Biodiversity certified land

The land **IS NOT** biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10 Biobanking stewardship sites

The council **HAS NOT** been notified by the Chief Executive of the Office of Environment and Heritage whether or not the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10a Native vegetation clearing set asides

The land **DOES NOT** contain a set aside area under section 60ZC of the Local Land Services Act 2013.

11 Bush fire prone land

Part of the land **IS** bushfire prone land (as defined in the Environmental Planning and Assessment Act 1979).

12 Property vegetation plans

The Council **HAS NOT** been notified that the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

The Council **HAS NOT** been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

PLANNING CERTIFICATE UNDER SECTION 10.7
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Certificate No: 2021/01961

14 Directions under Part 3A

There is no direction by the Minister in force under section 75P (2) (c1) of the 'Environmental Planning and Assessment Act 1979' that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15 Site compatibility certificates and conditions for seniors housing

The Council **IS NOT** aware of any current site compatibility certificate (seniors housing) in respect of proposed development on the land.

16 Site compatibility certificates for infrastructure, schools or TAFE establishments

The Council **IS NOT** aware of a current site compatibility certificate (Infrastructure) or site compatibility certificate (schools or TAFE establishments), in respect of proposed development on the land.

17 Site compatibility certificates and conditions for affordable rental housing

The Council **IS NOT** aware of a current site compatibility certificate (affordable rental housing), in respect of proposed development on the land.

18 Paper subdivision information

The land **IS NOT** affected by a development plan (proposed or adopted) or subdivision order as defined under Part 16C of the Environmental Planning & Assessment Regulation 2000

19 Site verification certificates

The Council **IS NOT** aware of a current site verification certificate (mining, petroleum production and extractive industries), in respect of this land.

20 Loose-filled asbestos insulation

The land **DOES NOT** include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.

21 Affected building notices and building product rectification orders

(1) The Council **IS NOT** aware of any affected building notice as defined under the Building Products (Safety) Act 2017 that is in force in respect of the land.

(2)(a) The Council **IS NOT** aware of any building product rectification order as defined under the Building Products (Safety) Act 2017 that is in force in respect of the land and has not been fully complied with, and

(2)(b) The Council **IS NOT** aware of any notice of intention to make a building product rectification order as defined under the Building Products (Safety) Act 2017 given in respect of the land and is outstanding.

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Note: Contaminated Land Management Act 1997: The following matters are prescribed by Section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- (b) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.
- (c) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- (d) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- (e) The land **IS NOT** the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 that has been provided to the Council.

Information under Section 10.7(5)

As at the date of this certificate, the abovementioned land is also affected as follows:

(NOTE: SECTION 10.7(6) STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SECTION 10.7(5))

DCPs, Contribution Plans & Planning Agreements

SHOALHAVEN CONTRIBUTIONS PLAN 2019 - DRAFT AMENDMENT NO 7 - MOSS VALE ROAD SOUTH URBAN RELEASE AREA PROJECT - PUBLIC EXHIBITION 24 MARCH 2021 to 23 APRIL 2021 (64284E) (MIN20.387)

The draft amendment to Shoalhaven Contributions Plan (CP) 2019 supports Planning Proposal PP054 which seeks to amend Shoalhaven LEP 2014 to rezone land at Taylors Lane, Cambewarra, from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP seeks to make corresponding changes to lot size controls, the urban release area (URA) boundary and the riparian lands and watercourses map within the LEP to enable the rezoned land to be included in the Moss Vale Road South URA. The draft amendment to the CP 2019 has been prepared to include the subject land in the catchment area for roads, drainage and public open space projects in Moss Vale Road South URA.

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SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 44 - CHAPTER N3 BERRY RESIDENTIAL SUBDIVISION - PUBLIC EXHIBITION 28 OCTOBER 2020 to 8 JANUARY 2021 (64037E) (MIN20.619)

Draft Chapter N3 Berry Residential Subdivision supports a proposed amendment to Shoalhaven Local Environmental Plan 2014 (PP029) to rezone land south of Hitchcocks Lane to enable residential development. The draft DCP Chapter N3 contains provisions to guide future subdivision and housing development on the land subject to PP029 and an updated Masterplan for land west of the Princes Highway at Berry.

SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 46 - CHAPTER NB3 MOSS VALE ROAD SOUTH URBAN RELEASE AREA - PUBLIC EXHIBITION 24 MARCH 2021 to 23 APRIL 2021 (64283E) (MIN20.387)

The draft DCP amendment supports Planning Proposal PP054 which seeks to amend Shoalhaven LEP 2014 to rezone part of Lot 1 DP 949932, Taylors Lane, Cambewarra, from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP seeks to make corresponding changes to lot size controls, the urban release area (URA) boundary and the riparian lands and watercourses map within the LEP to enable the rezoned land to be included in the Moss Vale Road South URA. The draft DCP amendment includes the subject land in the indicative layout plan, staging plan and other relevant maps/figures of Chapter NB3.

Matters Affecting This Land

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA

Advice to Council on 3 November 2006 confirms information previously provided by The Department of Defence, that the subject land is within HMAS Albatross Military Aircraft Operating Area. Specific heights can be obtained by contacting HMAS Albatross at Nowra.

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA - AIRFIELD CIRCUIT AREA

The Department of Defence advised Council on 3 November 2006 that this land is within HMAS Albatross Military Aircraft Operating Area. Specifically, the subject land is within an area known as HMAS Albatross Airfield Circuit Area and information provided to Council advises:

"HMAS Albatross Airfield Circuit Area"

Military Airfield Operating Heights - Surface to 2000ft, 5 nautical miles diameter

Flying operations for military aircraft and military approved civil aircraft for departures, arrivals and circuit training. Parachuting operations to a drop zone adjacent to south of the airfield. The airfield can be open 24 hours per day, although normally operates from 8.00am to 5.00pm weekdays. Night flying is determined by the operational requirements of the squadrons based at Albatross. This is generally 1 to 2 nights per week, however occasionally during periods of high fleet activity, this can increase to several consecutive nights and can occur at all hours.

Further information is available by contacting HMAS Albatross at Nowra.

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NOWRA BOMADERRY STRUCTURE PLAN

This property is located in the area covered by the Nowra Bomaderry Structure Plan (NBSP). The NBSP was adopted by Council in 2006 and endorsed by State Government in 2008. The NBSP is not a legal document but rather one that provides strategic direction and guidance. The NBSP provides the planning framework for growth, development opportunities and conservation measures in the Nowra Bomaderry area for the next 20 years. It identifies potential areas for new living areas and industrial expansion as well as a future western bypass and the preferred road network required to support long-term growth. Landowners and prospective buyers are encouraged to view the Adopted and Endorsed Strategic Direction and Structure Plan Map.

Further information can be found on Council's website [Shoalhaven City Council Planning Register](#) or by contacting Council's Strategic Planning team on (02) 4429 5377.

Matters Affecting Land In Various Localities

DEFENCE AVIATION AREAS - STRUCTURE HIGHER THAN 90M

The Department of Defence has informed Council that the Defence Aviation Areas (DAA) to limit height of buildings/structures within approximately 15km of the Naval Air Station, Nowra were gazetted on March 26, 2018. This land is in an area where the consent of the Dept of Defence is required for any structure higher than 90m. Contact Land Planning and Regulations Estate Planning Branch, Department of Defence, BP26-1-A053, PO Box 7925, Canberra BC ACT 2610.

Matters Affecting The Whole Of The City

ACID SULFATE SOILS - Large areas of the coastal zone of NSW have the potential to be affected by acid sulfate soils which become problematic if exposed during excavations or similar activities. The Dept of Land & Water Conservation have maps which indicate the potential occurrence of acid sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid sulfate soils existing on your property. Enquiries to NSW Department of Planning, Industry and Environment.

INTERIM POLICY - DEVELOPMENT ADJOINING NARROW LANEWAYS

Council resolved on 6 November 2018 to adopt an interim policy position regarding development adjoining narrow laneways. The Interim Policy provides direction regarding access, servicing, design and use of narrow laneways as a primary frontage. Contact Council's - Strategic Planning for further information. (MIN18.891) (57914E)

POLICY - PROVISION OF WATER AND SEWERAGE INFRASTRUCTURE - DEVELOPMENT NOT INCLUDED IN DEVELOPMENT SERVICING PLANS

This Policy shall apply to all lands which have not been included in water supply and/or sewerage services development servicing plans.

POLICY - COMPANION ANIMALS (IMPACTS ON NATIVE FAUNA) - CONDITIONS OF DEVELOPMENT CONSENT

Council resolved on 21 February 2017, in order to protect populations of native fauna, including threatened species, from impacts associated with the keeping of domestic cats and dogs within certain development, that appropriate restrictions on title or conditions of consent for the management of companion animals may be applied in sensitive environmental locations (23139E)(MIN17.95)(MIN17.95)

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INFORMATION REGARDING LOOSE-FILLED ASBESTOS INSULATION

Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

INFORMATION REGARDING FOSSICKING DISTRICT 68.

Pursuant to section 369A of the Mining Act 1992, the NSW Department of Planning, Industry and Environment have declared all land within the Shoalhaven City Council Local Government Area to be a Fossicking District (Fossicking District 68). Contact the NSW Department of Planning, Industry and Environment for further information.

for the CHIEF EXECUTIVE OFFICER

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Applicant: Christopher Cook
Ground Floor
16 Burelli Street
Wollongong NSW 2500

Receipt No.: Ext: 121363
Date: 23/04/2021
Fee: \$133
Urgency Fee: \$0.00

Applicant reference: 8202118201/001/102

The land to which this Certificate relates is:

Lot 7034 DP 1031852, 39 Shoalhaven St, NOWRA
Parish of NOWRA, County of ST. VINCENT

The above information is as recorded by Council.

DISCLAIMER AND CAUTION:

1. The information on zones, controls etc given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate is accurate as at the date of this certificate.
3. In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

The information contained in this certificate is prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning Assessment Regulation 2000 (as amended).

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This is a Planning Certificate issued by Shoalhaven City Council under Section 10.7(2) of the Environmental Planning and Assessment Act 1979 on the application of the person described above in respect of the land described above.

1 Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Shoalhaven Local Environmental Plan 2014 (as amended)

State Environmental Planning Policies

Coastal Management 2018. Gazetted 3 April 2018

The policy applies to land within the "coastal zone" and identifies land within the coastal zone as one of four coastal management areas being the coastal wetlands and littoral rainforests area, the coastal vulnerability area, the coastal environment area, and the coastal use area. The policy also sets out matters to be considered when undertaking development in each of the coastal management areas.

Vegetation in Non-Rural Areas. Gazetted 25 August 2017 (& as amended)

Is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policies affecting the City

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 36 – Manufactured Home Estates

State Environmental Planning Policy No. 50 – Canal Estate Development

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Building Sustainability Index: Basix) 2004

State Environmental Planning Policy (State Significant Precincts) 2005

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining Petroleum Production and Extractive Industries) 2007

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State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Coastal Management) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2020
State Environmental Planning Policy (Koala Habitat Protection) 2021

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (not including any proposed instrument where the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved) is:

Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment) 2017

Draft State Environmental Planning Policy (Remediation of Land)

Explanation of Intended Effect - State Environmental Planning Policies

Explanation of Intended Effect - Proposed Housekeeping Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Explanation of Intended Effect - Proposed Activation Precincts SEPP

Explanation of Intended Effect - Amendment to Infrastructure SEPP

Explanation of Intended Effect - Housing Diversity State Environmental Planning Policy

Explanation of Intended Effect - Design and Place SEPP

Explanation of Intended Effect - Agritourism and small-scale agriculture development. Includes proposed amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Explanation of Intended Effect - Building Business Back Better (proposed changes to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).

Explanation of Intended Effect - Review of clause 4.6 of the Standard Instrument LEP

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Draft Local Environmental Plans and planning proposals for Local Environmental Plans

PLANNING PROPOSAL - PP026 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 COASTAL HAZARDS REVIEW - PUBLIC EXHIBITION 6 FEBRUARY 2019 TO 8 MARCH 2019 (55961E) (MIN18.609)

This Planning Proposal (PP) seeks to remove the Coastal Risk Planning Map from Shoalhaven LEP 2014 and rely on Council's Coastal Hazard Interactive Mapping to identify areas at risk of coastal hazards. The PP will also amend Clause 7.4 Coastal risk planning to apply to all land at risk of coastal hazards instead of land identified in the Coastal Risk Planning Map, to allow for better identification and management of areas at risk of coastal hazards.

PLANNING PROPOSAL - PP029 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - HITCHCOCKS LANE BERRY RESIDENTIAL INVESTIGATION AREA - PUBLIC EXHIBITION 28 OCTOBER 2020 TO 8 JANUARY 2021 (56367E) (MIN20.619)

This Planning Proposal (PP) seeks to amend the land use zone, minimum lot size for subdivision and height of buildings provisions within Shoalhaven Local Environmental Plan 2014 to enable low density residential development on certain land located south of Hitchcocks Lane in Berry.

PLANNING PROPOSAL - PP035 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - 48 JERVIS BAY ROAD FALLS CREEK - COMMUNITY TITLE SUBDIVISION - PUBLIC EXHIBITION 6 JANUARY 2021 TO 5 FEBRUARY 2021 (57076E) (MIN20.253)

This Planning Proposal (PP) seeks to amend the land use zones, minimum lot size for subdivision and terrestrial biodiversity provisions as well as introduce a site-specific legal mechanism within Shoalhaven Local Environmental Plan 2014 to enable a community title subdivision (consisting of 13 housing lots and one neighbourhood environmental conservation lot) on the subject land.

PLANNING PROPOSAL - PP054 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - REZONING OF RIPARIAN LAND AT TAYLORS LANE CAMBEWARRA - PUBLIC EXHIBITION 24 MARCH 2021 TO 23 APRIL 2021 (60737E) (MIN20.387)

The Planning Proposal seeks to amend Shoalhaven Local Environmental Plan (LEP) 2014 to rezone part of Lot 1 DP 949932 from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP also seeks to make corresponding changes to lot size controls, the riparian lands and watercourses map and the urban release area (URA) boundary within the LEP to enable the rezoned land to be included within the Moss Vale Road South URA. The subject land is currently identified as a watercourse and riparian corridor. An independent assessment of the identified watercourse and riparian area was undertaken and supports the changes sought by the PP.

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- (3) The name of each development control plan that applies to the carrying out of development on the land is:

Shoalhaven Development Control Plan 2014 (as amended)

(Note: a copy of Shoalhaven Development Control Plan 2014 is available on the internet at www.dcp2014.shoalhaven.nsw.gov.au or can be inspected at Council's Nowra office during normal business hours.)

2 Zoning and land use under relevant LEPs

For Shoalhaven Local Environmental Plan 2014 (as amended)

- a. **The identity of the zone in which the land is included under Shoalhaven Local Environmental Plan 2014:**

Zone SP2 Infrastructure

- b. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development may be carried out within the zone without the need for development consent:**

Nil

- c. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development may not be carried out within the zone except with development consent:**

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

- d. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development is prohibited within the zone:**

Any development not specified in item b or c.

- e. Development standards applying to the land under Shoalhaven Local Environmental Plan 2014 **DO NOT** fix minimum land dimensions for the erection of a dwelling-house on the land.

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- f. The land **DOES NOT** include or comprise critical habitat under Shoalhaven Local Environmental Plan 2014.
(Note: Shoalhaven Local Environmental Plan 2014 does not identify areas of "critical habitat" as defined in Part 7A of the Fisheries Management Act 1994 (subject to section 5AA of the Environmental Planning and Assessment Act 1979). Enquiries about whether the land is "critical habitat" Part 7A of the Fisheries Management Act 1994 should be directed to the NSW Office of Environment and Heritage).
- g. The land **IS NOT** in a conservation area (however described) under Shoalhaven Local Environmental Plan 2014.
(Note: this item relates to "heritage conservation areas" as defined in the LEP).
- h. An item of environmental heritage (however described) under Shoalhaven Local Environmental Plan 2014 **IS NOT** situated on the land.
(Note: "environmental heritage" relates to matters/items of cultural heritage, for example, items listed on the State Register, items specifically listed in the LEP or matters subject to an "interim heritage order" under the Heritage Act 1977).

Other provisions under Shoalhaven Local Environmental Plan 2014 may also apply to the development of this land. You can view the Shoalhaven Local Environmental Plan 2014 at the website www.legislation.nsw.gov.au or at Council's offices.

2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

- (a) The land **IS NOT** within any zone (however described) under Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) The land **IS NOT** within any Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) The land **IS NOT** within a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

3 Complying development

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2000 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with the lodgement of a Complying Development Certificate application to either Council or a private certifier. The NSW Department of Planning and Environment has provided a series of information sheets on its website

<http://www.planning.nsw.gov.au/exemptandcomplying>

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be complying development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Specific land exemptions for Housing Code, Rural Housing and Greenfield Housing Code

The extent to which the land is land on which complying development may be carried out under each of the codes for complying development of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by any of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Specific land exemptions for Housing Alterations Code and General Development Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Specific land exemptions for Commercial and Industrial (New Buildings and Additions) Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

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Specific land exemptions for Low Rise Housing Diversity Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The owner (or any previous owner) of the land **HAS NOT** consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

5 Mine subsidence

The land **HAS NOT** been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 Road widening and road alignment

- (a) The land **IS NOT** affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993
- (b) If the land is affected by any road widening or road realignment under any environmental planning instrument it will be listed below.
- (c) The land **IS NOT** affected by any road widening or road realignment under any resolution of Council.

Note: Information in item 6, relates to Council's road proposals; other authorities e.g. NSW Roads and Maritime Services, may have proposals not set out herein.

7 Council and other public authority policies on hazard risk restrictions

(a) The land **IS** affected by the following policy or policies adopted by the Council that restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

Shoalhaven Development Control Plan 2014

Contaminated Land Policy 2013

Shoalhaven Coastal Zone Management Plan 2018

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(b) The land **IS NOT** affected by a policy adopted by a public authority (other than the Council) and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

7A Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

(3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

(1) Council does not have sufficient information to determine whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls as contained in Clause 7.3 of Shoalhaven Local Environmental Plan 2014 or Chapter G9 of Shoalhaven Development Control Plan 2014.

(2) Council does not have sufficient information to determine whether or not development on the land or part of the land for any other purpose is subject to flood related development controls as contained in Clause 7.2A and Clause 7.3 of Shoalhaven Local Environmental Plan 2014 or Chapter G9 and Chapter G10 of Shoalhaven Development Control Plan 2014.

In relation to sub clause (1) and (2) above, if the land or part of the land is within 40 metres of a creek; or is within 10 metres of a major drainage system, local overland flow path or drainage easement; or has a history of flooding then a flood assessment report will need to be submitted with any development application under the requirements of the Shoalhaven Development Control Plan 2014. The flood assessment report is to identify whether or not the land or part of the land is flood prone and determine, if flood prone, the probable maximum flood extent and the flood planning level.

For further information or to request a flood certificate, please contact Council's Natural Resources Unit.

8 Land reserved for acquisition

The land **IS NOT** reserved for acquisition by a public authority, as referred to in section 3.15 of the Act under any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1.

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9 Contributions plans

The name of the contributions plan applying to the land is:

Shoalhaven Contributions Plan 2019 (as amended)

9a Biodiversity certified land

The land **IS NOT** biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10 Biobanking stewardship sites

The council **HAS NOT** been notified by the Chief Executive of the Office of Environment and Heritage whether or not the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10a Native vegetation clearing set asides

The land **DOES NOT** contain a set aside area under section 60ZC of the Local Land Services Act 2013.

11 Bush fire prone land

The land **IS NOT** bushfire prone (as defined in the Environmental Planning and Assessment Act 1979).

12 Property vegetation plans

The Council **HAS NOT** been notified that the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

The Council **HAS NOT** been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14 Directions under Part 3A

There is no direction by the Minister in force under section 75P (2) (c1) of the 'Environmental Planning and Assessment Act 1979' that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15 Site compatibility certificates and conditions for seniors housing

The Council **IS NOT** aware of any current site compatibility certificate (seniors housing) in respect of proposed development on the land.

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- 16 **Site compatibility certificates for infrastructure, schools or TAFE establishments**
The Council **IS NOT** aware of a current site compatibility certificate (Infrastructure) or site compatibility certificate (schools or TAFE establishments), in respect of proposed development on the land.
- 17 **Site compatibility certificates and conditions for affordable rental housing**
The Council **IS NOT** aware of a current site compatibility certificate (affordable rental housing), in respect of proposed development on the land.
- 18 **Paper subdivision information**
The land **IS NOT** affected by a development plan (proposed or adopted) or subdivision order as defined under Part 16C of the Environmental Planning & Assessment Regulation 2000
- 19 **Site verification certificates**
The Council **IS NOT** aware of a current site verification certificate (mining, petroleum production and extractive industries), in respect of this land.
- 20 **Loose-filled asbestos insulation**
The land **DOES NOT** include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.
- 21 **Affected building notices and building product rectification orders**
- (1) The Council **IS NOT** aware of any affected building notice as defined under the Building Products (Safety) Act 2017 that is in force in respect of the land.
- (2)(a) The Council **IS NOT** aware of any building product rectification order as defined under the Building Products (Safety) Act 2017 that is in force in respect of the land and has not been fully complied with, and
- (2)(b) The Council **IS NOT** aware of any notice of intention to make a building product rectification order as defined under the Building Products (Safety) Act 2017 given in respect of the land and is outstanding.

Note: Contaminated Land Management Act 1997: The following matters are prescribed by Section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- (b) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.

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- (c) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- (d) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- (e) The land **IS NOT** the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 that has been provided to the Council.

Information under Section 10.7(5)

As at the date of this certificate, the abovementioned land is also affected as follows:

(NOTE: SECTION 10.7(6) STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SECTION 10.7(5)

DCPs, Contribution Plans & Planning Agreements

SHOALHAVEN CONTRIBUTIONS PLAN 2019 - DRAFT AMENDMENT NO 7 - MOSS VALE ROAD SOUTH URBAN RELEASE AREA PROJECT - PUBLIC EXHIBITION 24 MARCH 2021 to 23 APRIL 2021 (64284E) (MIN20.387)

The draft amendment to Shoalhaven Contributions Plan (CP) 2019 supports Planning Proposal PP054 which seeks to amend Shoalhaven LEP 2014 to rezone land at Taylors Lane, Cambewarra, from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP seeks to make corresponding changes to lot size controls, the urban release area (URA) boundary and the riparian lands and watercourses map within the LEP to enable the rezoned land to be included in the Moss Vale Road South URA. The draft amendment to the CP 2019 has been prepared to include the subject land in the catchment area for roads, drainage and public open space projects in Moss Vale Road South URA.

SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 44 - CHAPTER N3 BERRY RESIDENTIAL SUBDIVISION - PUBLIC EXHIBITION 28 OCTOBER 2020 to 8 JANUARY 2021 (64037E) (MIN20.619)

Draft Chapter N3 Berry Residential Subdivision supports a proposed amendment to Shoalhaven Local Environmental Plan 2014 (PP029) to rezone land south of Hitchcocks Lane to enable residential development. The draft DCP Chapter N3 contains provisions to guide future subdivision and housing development on the land subject to PP029 and an updated Masterplan for land west of the Princes Highway at Berry.

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SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 46 - CHAPTER NB3 MOSS VALE ROAD SOUTH URBAN RELEASE AREA - PUBLIC EXHIBITION 24 MARCH 2021 to 23 APRIL 2021 (64283E) (MIN20.387)

The draft DCP amendment supports Planning Proposal PP054 which seeks to amend Shoalhaven LEP 2014 to rezone part of Lot 1 DP 949932, Taylors Lane, Cambewarra, from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP seeks to make corresponding changes to lot size controls, the urban release area (URA) boundary and the riparian lands and watercourses map within the LEP to enable the rezoned land to be included in the Moss Vale Road South URA. The draft DCP amendment includes the subject land in the indicative layout plan, staging plan and other relevant maps/figures of Chapter NB3.

Matters Affecting This Land

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA

Advice to Council on 3 November 2006 confirms information previously provided by The Department of Defence, that the subject land is within HMAS Albatross Military Aircraft Operating Area. Specific heights can be obtained by contacting HMAS Albatross at Nowra.

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA - AIRFIELD CIRCUIT AREA

The Department of Defence advised Council on 3 November 2006 that this land is within HMAS Albatross Military Aircraft Operating Area. Specifically, the subject land is within an area known as HMAS Albatross Airfield Circuit Area and information provided to Council advises:

"HMAS Albatross Airfield Circuit Area"

Military Airfield Operating Heights - Surface to 2000ft, 5 nautical miles diameter

Flying operations for military aircraft and military approved civil aircraft for departures, arrivals and circuit training. Parachuting operations to a drop zone adjacent to south of the airfield. The airfield can be open 24 hours per day, although normally operates from 8.00am to 5.00pm weekdays. Night flying is determined by the operational requirements of the squadrons based at Albatross. This is generally 1 to 2 nights per week, however occasionally during periods of high fleet activity, this can increase to several consecutive nights and can occur at all hours.

Further information is available by contacting HMAS Albatross at Nowra.

NOWRA BOMADERRY STRUCTURE PLAN

This property is located in the area covered by the Nowra Bomaderry Structure Plan (NBSP). The NBSP was adopted by Council in 2006 and endorsed by State Government in 2008. The NBSP is not a legal document but rather one that provides strategic direction and guidance. The NBSP provides the planning framework for growth, development opportunities and conservation measures in the Nowra Bomaderry area for the next 20 years. It identifies potential areas for new living areas and industrial expansion as well as a future western bypass and the preferred road network required to support long-term growth. Landowners and prospective buyers are encouraged to view the Adopted and Endorsed Strategic Direction and Structure Plan Map.

Further information can be found on Council's website [Shoalhaven City Council Planning Register](#) or by contacting Council's Strategic Planning team on (02) 4429 5377.

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Matters Affecting Land In Various Localities

DEFENCE AVIATION AREAS - STRUCTURE HIGHER THAN 90M

The Department of Defence has informed Council that the Defence Aviation Areas (DAA) to limit height of buildings/structures within approximately 15km of the Naval Air Station, Nowra were gazetted on March 26, 2018. This land is in an area where the consent of the Dept of Defence is required for any structure higher than 90m. Contact Land Planning and Regulations Estate Planning Branch, Department of Defence, BP26-1-A053, PO Box 7925, Canberra BC ACT 2610.

Matters Affecting The Whole Of The City

ACID SULFATE SOILS - Large areas of the coastal zone of NSW have the potential to be affected by acid sulfate soils which become problematic if exposed during excavations or similar activities. The Dept of Land & Water Conservation have maps which indicate the potential occurrence of acid sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid sulfate soils existing on your property. Enquiries to NSW Department of Planning, Industry and Environment.

INTERIM POLICY - DEVELOPMENT ADJOINING NARROW LANEWAYS

Council resolved on 6 November 2018 to adopt an interim policy position regarding development adjoining narrow laneways. The Interim Policy provides direction regarding access, servicing, design and use of narrow laneways as a primary frontage. Contact Council's - Strategic Planning for further information. (MIN18.891) (57914E)

POLICY - PROVISION OF WATER AND SEWERAGE INFRASTRUCTURE - DEVELOPMENT NOT INCLUDED IN DEVELOPMENT SERVICING PLANS

This Policy shall apply to all lands which have not been included in water supply and/or sewerage services development servicing plans.

POLICY - COMPANION ANIMALS (IMPACTS ON NATIVE FAUNA) - CONDITIONS OF DEVELOPMENT CONSENT

Council resolved on 21 February 2017, in order to protect populations of native fauna, including threatened species, from impacts associated with the keeping of domestic cats and dogs within certain development, that appropriate restrictions on title or conditions of consent for the management of companion animals may be applied in sensitive environmental locations (23139E)(MIN17.95)(MIN17.95)

INFORMATION REGARDING LOOSE-FILLED ASBESTOS INSULATION

Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

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INFORMATION REGARDING FOSSICKING DISTRICT 68.

Pursuant to section 369A of the Mining Act 1992, the NSW Department of Planning, Industry and Environment have declared all land within the Shoalhaven City Council Local Government Area to be a Fossicking District (Fossicking District 68). Contact the NSW Department of Planning, Industry and Environment for further information.

for the CHIEF EXECUTIVE OFFICER

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Applicant: Christopher Cook
Ground Floor
16 Burelli Street
Wollongong NSW 2500

Receipt No.: Ext: 121363
Date: 23/04/2021
Fee: \$133
Urgency Fee: \$0.00

Applicant reference: 8202118201/001/102

The land to which this Certificate relates is:

Lot 104 DP 1165533, Shoalhaven St, NOWRA
Parish of NOWRA, County of ST. VINCENT

The above information is as recorded by Council.

DISCLAIMER AND CAUTION:

1. The information on zones, controls etc given below relates to the land for which the certificate was sought. If enquirers wish to know what zones, other controls, etc apply or are proposed on nearby land then they should make enquiries in person at Council's offices.
2. The information contained in this certificate is accurate as at the date of this certificate.
3. In providing this certificate Council has in good faith relied upon information provided to it or sourced from third parties. Where Council has obtained the information from third parties, either exclusively or in conjunction with information held by Council, the Certificate details the source of that third party information. Council cautions persons against relying upon information in the Certificate sourced from third parties as to its accuracy, applicability to specific lands and its currency without verification from the specified third party and, where appropriate, professional advice and the adoption of prudent land acquisition measures and appropriate professional advice. To the full extent permitted by law Council disclaims liability with respect to any information in this Certificate sourced from third parties.

The information contained in this certificate is prepared in accordance with the Environmental Planning and Assessment Act 1979 (as amended) and the Environmental Planning Assessment Regulation 2000 (as amended).

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This is a Planning Certificate issued by Shoalhaven City Council under Section 10.7(2) of the Environmental Planning and Assessment Act 1979 on the application of the person described above in respect of the land described above.

1 Names of relevant planning instruments and DCPs

- (1) The name of each environmental planning instrument that applies to the carrying out of development on the land:

Shoalhaven Local Environmental Plan 2014 (as amended)

State Environmental Planning Policies

Coastal Management 2018. Gazetted 3 April 2018

The policy applies to land within the "coastal zone" and identifies land within the coastal zone as one of four coastal management areas being the coastal wetlands and littoral rainforests area, the coastal vulnerability area, the coastal environment area, and the coastal use area. The policy also sets out matters to be considered when undertaking development in each of the coastal management areas.

Vegetation in Non-Rural Areas. Gazetted 25 August 2017 (& as amended)

Is to protect the biodiversity values of trees and other vegetation in non-rural areas of the State and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

State Environmental Planning Policies affecting the City

State Environmental Planning Policy No. 21 – Caravan Parks

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development

State Environmental Planning Policy No. 36 – Manufactured Home Estates

State Environmental Planning Policy No. 50 – Canal Estate Development

State Environmental Planning Policy No. 55 – Remediation of Land

State Environmental Planning Policy No. 64 - Advertising and Signage

State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development

State Environmental Planning Policy No. 70 - Affordable Housing (Revised Schemes)

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Building Sustainability Index: Basix) 2004

State Environmental Planning Policy (State Significant Precincts) 2005

State Environmental Planning Policy (Infrastructure) 2007

State Environmental Planning Policy (Mining Petroleum Production and Extractive Industries) 2007

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State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
State Environmental Planning Policy (Affordable Rental Housing) 2009
State Environmental Planning Policy (State and Regional Development) 2011
State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017
State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017
State Environmental Planning Policy (Coastal Management) 2018
State Environmental Planning Policy (Primary Production and Rural Development) 2019
State Environmental Planning Policy (Koala Habitat Protection) 2020
State Environmental Planning Policy (Koala Habitat Protection) 2021

- (2) The name of each proposed environmental planning instrument that will apply to the carrying out of development on the land and that is or has been the subject of community consultation or on public exhibition under the Act (not including any proposed instrument where the Secretary has notified the Council that the making of the proposed instrument has been deferred indefinitely or has not been approved) is:

Draft State Environmental Planning Policies

Draft State Environmental Planning Policy (Environment) 2017

Draft State Environmental Planning Policy (Remediation of Land)

Explanation of Intended Effect - State Environmental Planning Policies

Explanation of Intended Effect - Proposed Housekeeping Amendment to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Explanation of Intended Effect - Proposed Activation Precincts SEPP

Explanation of Intended Effect - Amendment to Infrastructure SEPP

Explanation of Intended Effect - Housing Diversity State Environmental Planning Policy

Explanation of Intended Effect - Design and Place SEPP

Explanation of Intended Effect - Agritourism and small-scale agriculture development. Includes proposed amendments to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Explanation of Intended Effect - Building Business Back Better (proposed changes to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).

Explanation of Intended Effect - Review of clause 4.6 of the Standard Instrument LEP

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Draft Local Environmental Plans and planning proposals for Local Environmental Plans

PLANNING PROPOSAL - PP026 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 COASTAL HAZARDS REVIEW - PUBLIC EXHIBITION 6 FEBRUARY 2019 TO 8 MARCH 2019 (55961E) (MIN18.609)

This Planning Proposal (PP) seeks to remove the Coastal Risk Planning Map from Shoalhaven LEP 2014 and rely on Council's Coastal Hazard Interactive Mapping to identify areas at risk of coastal hazards. The PP will also amend Clause 7.4 Coastal risk planning to apply to all land at risk of coastal hazards instead of land identified in the Coastal Risk Planning Map, to allow for better identification and management of areas at risk of coastal hazards.

PLANNING PROPOSAL - PP029 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - HITCHCOCKS LANE BERRY RESIDENTIAL INVESTIGATION AREA - PUBLIC EXHIBITION 28 OCTOBER 2020 TO 8 JANUARY 2021 (56367E) (MIN20.619)

This Planning Proposal (PP) seeks to amend the land use zone, minimum lot size for subdivision and height of buildings provisions within Shoalhaven Local Environmental Plan 2014 to enable low density residential development on certain land located south of Hitchcocks Lane in Berry.

PLANNING PROPOSAL - PP035 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - 48 JERVIS BAY ROAD FALLS CREEK - COMMUNITY TITLE SUBDIVISION - PUBLIC EXHIBITION 6 JANUARY 2021 TO 5 FEBRUARY 2021 (57076E) (MIN20.253)

This Planning Proposal (PP) seeks to amend the land use zones, minimum lot size for subdivision and terrestrial biodiversity provisions as well as introduce a site-specific legal mechanism within Shoalhaven Local Environmental Plan 2014 to enable a community title subdivision (consisting of 13 housing lots and one neighbourhood environmental conservation lot) on the subject land.

PLANNING PROPOSAL - PP054 TO AMEND SHOALHAVEN LOCAL ENVIRONMENTAL PLAN 2014 - REZONING OF RIPARIAN LAND AT TAYLORS LANE CAMBEWARRA - PUBLIC EXHIBITION 24 MARCH 2021 TO 23 APRIL 2021 (60737E) (MIN20.387)

The Planning Proposal seeks to amend Shoalhaven Local Environmental Plan (LEP) 2014 to rezone part of Lot 1 DP 949932 from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP also seeks to make corresponding changes to lot size controls, the riparian lands and watercourses map and the urban release area (URA) boundary within the LEP to enable the rezoned land to be included within the Moss Vale Road South URA. The subject land is currently identified as a watercourse and riparian corridor. An independent assessment of the identified watercourse and riparian area was undertaken and supports the changes sought by the PP.

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- (3) The name of each development control plan that applies to the carrying out of development on the land is:

Shoalhaven Development Control Plan 2014 (as amended)

(Note: a copy of Shoalhaven Development Control Plan 2014 is available on the internet at www.dcp2014.shoalhaven.nsw.gov.au or can be inspected at Council's Nowra office during normal business hours.)

2 Zoning and land use under relevant LEPs

For Shoalhaven Local Environmental Plan 2014 (as amended)

- a. **The identity of the zone in which the land is included under Shoalhaven Local Environmental Plan 2014:**

Zone RE1 Public Recreation

- b. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development may be carried out within the zone without the need for development consent:**

Nil

- c. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development may not be carried out within the zone except with development consent:**

Agriculture; Aquaculture; Boat building and repair facilities; Boat sheds; Building identification signs; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Centre-based child care facilities; Community facilities; Eco-tourist facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Function centres; Heliports; Information and education facilities; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Restaurants or cafes; Respite day care centres; Roads; Sewerage systems; Water recreation structures; Water supply systems.

- d. **The purposes for which Shoalhaven Local Environmental Plan 2014 provides that development is prohibited within the zone:**

Any development not specified in item b or c.

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- e. Development standards applying to the land under Shoalhaven Local Environmental Plan 2014 **DO NOT** fix minimum land dimensions for the erection of a dwelling-house on the land.

- f. The land **DOES NOT** include or comprise critical habitat under Shoalhaven Local Environmental Plan 2014.
(Note: Shoalhaven Local Environmental Plan 2014 does not identify areas of "critical habitat" as defined in Part 7A of the Fisheries Management Act 1994 (subject to section 5AA of the Environmental Planning and Assessment Act 1979). Enquiries about whether the land is "critical habitat" Part 7A of the Fisheries Management Act 1994 should be directed to the NSW Office of Environment and Heritage).

- g. The land **IS NOT** in a conservation area (however described) under Shoalhaven Local Environmental Plan 2014.
(Note: this item relates to "heritage conservation areas" as defined in the LEP).

- h. An item of environmental heritage (however described) under Shoalhaven Local Environmental Plan 2014 **IS NOT** situated on the land.
(Note: "environmental heritage" relates to matters/items of cultural heritage, for example, items listed on the State Register, items specifically listed in the LEP or matters subject to an "interim heritage order" under the Heritage Act 1977).

Other provisions under Shoalhaven Local Environmental Plan 2014 may also apply to the development of this land. You can view the Shoalhaven Local Environmental Plan 2014 at the website www.legislation.nsw.gov.au or at Council's offices.

2A Zoning and land use under State Environmental Planning Policy (Sydney Region Growth Centres) 2006

- (a) The land **IS NOT** within any zone (however described) under Part 3 of the State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the 2006 SEPP), or
- (b) The land **IS NOT** within any Precinct Plan (within the meaning of the 2006 SEPP), or
- (c) The land **IS NOT** within a proposed Precinct Plan that is or has been the subject of community consultation or on public exhibition under the Act.

3 Complying development

Qualifying Statement on Council Data Affecting this Item

Shoalhaven City Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, however specific land restrictions may not apply to all of the land. The information included in this Planning Certificate is provided in accordance with the Environmental Planning & Assessment Regulation 2000 (as amended). It is strongly suggested that you review the State Environmental Planning Policy (Exempt and Complying Developments Codes) 2008 and supporting information before proceeding with the lodgement of a Complying Development Certificate application to either Council or a private certifier. The NSW Department of Planning and Environment has provided a series of information sheets on its website

<http://www.planning.nsw.gov.au/exemptandcomplying>

Note: There are other provisions in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 that must be complied with in order for development on the land to be complying development. Refer to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 to identify if a Code applies to your land.

Specific land exemptions for Housing Code, Rural Housing and Greenfield Housing Code

The extent to which the land is land on which complying development may be carried out under each of the codes for complying development of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by any of the provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Specific land exemptions for Housing Alterations Code and General Development Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

Specific land exemptions for Commercial and Industrial (New Buildings and Additions) Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

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Specific land exemptions for Low Rise Housing Diversity Code

The extent to which the land is land on which complying development may be carried out under the codes of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 **IS NOT RESTRICTED** by the following provisions of clauses 1.17A (1)(c) to (e), (2), (3) and (4), 1.18(1) (c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 but the restriction may not apply to all of the land, and Council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

4B Annual charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

The owner (or any previous owner) of the land **HAS NOT** consented in writing to the land being subject to annual charges under section 496B of the Local Government Act 1993 for coastal protection services that relate to existing coastal protection works (within the meaning of section 553B of that Act).

5 Mine subsidence

The land **HAS NOT** been proclaimed to be a mine subsidence district within the meaning of section 15 of the Mine Subsidence Compensation Act 1961.

6 Road widening and road alignment

- (a) The land **IS NOT** affected by any road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993
- (b) If the land is affected by any road widening or road realignment under any environmental planning instrument it will be listed below.
- (c) The land **IS NOT** affected by any road widening or road realignment under any resolution of Council.

Note: Information in item 6, relates to Council's road proposals; other authorities e.g. NSW Roads and Maritime Services, may have proposals not set out herein.

7 Council and other public authority policies on hazard risk restrictions

(a) The land **IS** affected by the following policy or policies adopted by the Council that restrict the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

Shoalhaven Development Control Plan 2014

Contaminated Land Policy 2013

Shoalhaven Coastal Zone Management Plan 2018

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(b) The land **IS NOT** affected by a policy adopted by a public authority (other than the Council) and notified to the Council for the express purpose of its adoption by that authority being referred to in planning certificates issued by the Council, that restricts the development of the land because of the likelihood of land slip, bushfire, tidal inundation, subsidence, acid sulfate soils or any other risk (other than flooding).

7A Flood related development controls information

(1) Whether or not development on that land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls.

(2) Whether or not development on that land or part of the land for any other purpose is subject to flood related development controls.

(3) Words and expressions in this clause have the same meanings as in the Standard Instrument.

(1) Council does not have sufficient information to determine whether or not development on the land or part of the land for the purposes of dwelling houses, dual occupancies, multi dwelling housing or residential flat buildings (not including development for the purposes of group homes or seniors housing) is subject to flood related development controls as contained in Clause 7.3 of Shoalhaven Local Environmental Plan 2014 or Chapter G9 of Shoalhaven Development Control Plan 2014.

(2) Council does not have sufficient information to determine whether or not development on the land or part of the land for any other purpose is subject to flood related development controls as contained in Clause 7.2A and Clause 7.3 of Shoalhaven Local Environmental Plan 2014 or Chapter G9 and Chapter G10 of Shoalhaven Development Control Plan 2014.

In relation to sub clause (1) and (2) above, if the land or part of the land is within 40 metres of a creek; or is within 10 metres of a major drainage system, local overland flow path or drainage easement; or has a history of flooding then a flood assessment report will need to be submitted with any development application under the requirements of the Shoalhaven Development Control Plan 2014. The flood assessment report is to identify whether or not the land or part of the land is flood prone and determine, if flood prone, the probable maximum flood extent and the flood planning level.

For further information or to request a flood certificate, please contact Council's Natural Resources Unit.

8 Land reserved for acquisition

The land **IS NOT** reserved for acquisition by a public authority, as referred to in section 3.15 of the Act under any environmental planning instrument, or proposed environmental planning instrument referred to in clause 1.

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9 Contributions plans

The name of the contributions plan applying to the land is:

Shoalhaven Contributions Plan 2019 (as amended)

9a Biodiversity certified land

The land **IS NOT** biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

Note: Biodiversity certified land includes land certified under Part 7AA of the Threatened Species Conservation Act 1995 that is taken to be certified under Part 8 of the Biodiversity Conservation Act 2016.

10 Biobanking stewardship sites

The council **HAS NOT** been notified by the Chief Executive of the Office of Environment and Heritage whether or not the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

Note: Biodiversity stewardship agreements include biobanking agreements under Part 7A of the Threatened Species Conservation Act 1995 that are taken to be biodiversity stewardship agreements under Part 5 of the Biodiversity Conservation Act 2016.

10a Native vegetation clearing set asides

The land **DOES NOT** contain a set aside area under section 60ZC of the Local Land Services Act 2013.

11 Bush fire prone land

The land **IS NOT** bushfire prone (as defined in the Environmental Planning and Assessment Act 1979).

12 Property vegetation plans

The Council **HAS NOT** been notified that the land is land to which a property vegetation plan approved under Part 4 of the Native Vegetation Act 2003 (and that continues in force) applies.

13 Orders under Trees (Disputes Between Neighbours) Act 2006

The Council **HAS NOT** been notified that an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land.

14 Directions under Part 3A

There is no direction by the Minister in force under section 75P (2) (c1) of the 'Environmental Planning and Assessment Act 1979' that a provision of an environmental planning instrument prohibiting or restricting the carrying out of a project or a stage of a project on the land under Part 4 of the Act does not have effect.

15 Site compatibility certificates and conditions for seniors housing

The Council **IS NOT** aware of any current site compatibility certificate (seniors housing) in respect of proposed development on the land.

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2021/01963

- 16 **Site compatibility certificates for infrastructure, schools or TAFE establishments**
The Council **IS NOT** aware of a current site compatibility certificate (Infrastructure) or site compatibility certificate (schools or TAFE establishments), in respect of proposed development on the land.
- 17 **Site compatibility certificates and conditions for affordable rental housing**
The Council **IS NOT** aware of a current site compatibility certificate (affordable rental housing), in respect of proposed development on the land.
- 18 **Paper subdivision information**
The land **IS NOT** affected by a development plan (proposed or adopted) or subdivision order as defined under Part 16C of the Environmental Planning & Assessment Regulation 2000
- 19 **Site verification certificates**
The Council **IS NOT** aware of a current site verification certificate (mining, petroleum production and extractive industries), in respect of this land.
- 20 **Loose-filled asbestos insulation**
The land **DOES NOT** include any residential premises (within the meaning of Division 1A of Part 8 of the Home Building Act 1989) that are listed on the register that is required to be maintained under that Division.
- 21 **Affected building notices and building product rectification orders**
- (1) The Council **IS NOT** aware of any affected building notice as defined under the Building Products (Safety) Act 2017 that is in force in respect of the land.
- (2)(a) The Council **IS NOT** aware of any building product rectification order as defined under the Building Products (Safety) Act 2017 that is in force in respect of the land and has not been fully complied with, and
- (2)(b) The Council **IS NOT** aware of any notice of intention to make a building product rectification order as defined under the Building Products (Safety) Act 2017 given in respect of the land and is outstanding.

Note: Contaminated Land Management Act 1997: The following matters are prescribed by Section 59(2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

- (a) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is significantly contaminated land within the meaning of the Contaminated Land Management Act 1997.
- (b) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject to a management order within the meaning of the Contaminated Land Management Act 1997.

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2021/01963

- (c) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997.
- (d) The Council **HAS NOT** been informed by the Environment Protection Authority that the land is subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997.
- (e) The land **IS NOT** the subject of a site audit statement within the meaning of the Contaminated Land Management Act 1997 that has been provided to the Council.

Information under Section 10.7(5)

As at the date of this certificate, the abovementioned land is also affected as follows:

(NOTE: SECTION 10.7(6) STATES THAT A COUNCIL SHALL NOT INCUR ANY LIABILITY IN RESPECT OF ANY ADVICE PROVIDED IN GOOD FAITH PURSUANT TO SECTION 10.7(5))

DCPs, Contribution Plans & Planning Agreements

SHOALHAVEN CONTRIBUTIONS PLAN 2019 - DRAFT AMENDMENT NO 7 - MOSS VALE ROAD SOUTH URBAN RELEASE AREA PROJECT - PUBLIC EXHIBITION 24 MARCH 2021 to 23 APRIL 2021 (64284E) (MIN20.387)

The draft amendment to Shoalhaven Contributions Plan (CP) 2019 supports Planning Proposal PP054 which seeks to amend Shoalhaven LEP 2014 to rezone land at Taylors Lane, Cambewarra, from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP seeks to make corresponding changes to lot size controls, the urban release area (URA) boundary and the riparian lands and watercourses map within the LEP to enable the rezoned land to be included in the Moss Vale Road South URA. The draft amendment to the CP 2019 has been prepared to include the subject land in the catchment area for roads, drainage and public open space projects in Moss Vale Road South URA.

SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 44 - CHAPTER N3 BERRY RESIDENTIAL SUBDIVISION - PUBLIC EXHIBITION 28 OCTOBER 2020 to 8 JANUARY 2021 (64037E) (MIN20.619)

Draft Chapter N3 Berry Residential Subdivision supports a proposed amendment to Shoalhaven Local Environmental Plan 2014 (PP029) to rezone land south of Hitchcocks Lane to enable residential development. The draft DCP Chapter N3 contains provisions to guide future subdivision and housing development on the land subject to PP029 and an updated Masterplan for land west of the Princes Highway at Berry.

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
Certificate No: 2021/01963

SHOALHAVEN DEVELOPMENT CONTROL PLAN 2014 - DRAFT AMENDMENT NO 46 - CHAPTER NB3 MOSS VALE ROAD SOUTH URBAN RELEASE AREA - PUBLIC EXHIBITION 24 MARCH 2021 to 23 APRIL 2021 (64283E) (MIN20.387)

The draft DCP amendment supports Planning Proposal PP054 which seeks to amend Shoalhaven LEP 2014 to rezone part of Lot 1 DP 949932, Taylors Lane, Cambewarra, from E2 Environmental Conservation to R1 General Residential to enable residential development. The PP seeks to make corresponding changes to lot size controls, the urban release area (URA) boundary and the riparian lands and watercourses map within the LEP to enable the rezoned land to be included in the Moss Vale Road South URA. The draft DCP amendment includes the subject land in the indicative layout plan, staging plan and other relevant maps/figures of Chapter NB3.

Matters Affecting This Land

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA

Advice to Council on 3 November 2006 confirms information previously provided by The Department of Defence, that the subject land is within HMAS Albatross Military Aircraft Operating Area. Specific heights can be obtained by contacting HMAS Albatross at Nowra.

HMAS ALBATROSS MILITARY AIRCRAFT OPERATING AREA - AIRFIELD CIRCUIT AREA

The Department of Defence advised Council on 3 November 2006 that this land is within HMAS Albatross Military Aircraft Operating Area. Specifically, the subject land is within an area known as HMAS Albatross Airfield Circuit Area and information provided to Council advises:

"HMAS Albatross Airfield Circuit Area"

Military Airfield Operating Heights - Surface to 2000ft, 5 nautical miles diameter

Flying operations for military aircraft and military approved civil aircraft for departures, arrivals and circuit training. Parachuting operations to a drop zone adjacent to south of the airfield. The airfield can be open 24 hours per day, although normally operates from 8.00am to 5.00pm weekdays. Night flying is determined by the operational requirements of the squadrons based at Albatross. This is generally 1 to 2 nights per week, however occasionally during periods of high fleet activity, this can increase to several consecutive nights and can occur at all hours.

Further information is available by contacting HMAS Albatross at Nowra.

NOWRA BOMADERRY STRUCTURE PLAN

This property is located in the area covered by the Nowra Bomaderry Structure Plan (NBSP). The NBSP was adopted by Council in 2006 and endorsed by State Government in 2008. The NBSP is not a legal document but rather one that provides strategic direction and guidance. The NBSP provides the planning framework for growth, development opportunities and conservation measures in the Nowra Bomaderry area for the next 20 years. It identifies potential areas for new living areas and industrial expansion as well as a future western bypass and the preferred road network required to support long-term growth. Landowners and prospective buyers are encouraged to view the Adopted and Endorsed Strategic Direction and Structure Plan Map.

Further information can be found on Council's website [Shoalhaven City Council Planning Register](#) or by contacting Council's Strategic Planning team on (02) 4429 5377.

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Certificate No: 2021/01963

Matters Affecting Land In Various Localities

DEFENCE AVIATION AREAS - STRUCTURE HIGHER THAN 90M

The Department of Defence has informed Council that the Defence Aviation Areas (DAA) to limit height of buildings/structures within approximately 15km of the Naval Air Station, Nowra were gazetted on March 26, 2018. This land is in an area where the consent of the Dept of Defence is required for any structure higher than 90m. Contact Land Planning and Regulations Estate Planning Branch, Department of Defence, BP26-1-A053, PO Box 7925, Canberra BC ACT 2610.

Matters Affecting The Whole Of The City

ACID SULFATE SOILS - Large areas of the coastal zone of NSW have the potential to be affected by acid sulfate soils which become problematic if exposed during excavations or similar activities. The Dept of Land & Water Conservation have maps which indicate the potential occurrence of acid sulfate soils. Prior to undertaking work which involves substantial soil disturbance, you should ascertain the possibility of acid sulfate soils existing on your property. Enquiries to NSW Department of Planning, Industry and Environment.

INTERIM POLICY - DEVELOPMENT ADJOINING NARROW LANEWAYS

Council resolved on 6 November 2018 to adopt an interim policy position regarding development adjoining narrow laneways. The Interim Policy provides direction regarding access, servicing, design and use of narrow laneways as a primary frontage. Contact Council's - Strategic Planning for further information. (MIN18.891) (57914E)

POLICY - PROVISION OF WATER AND SEWERAGE INFRASTRUCTURE - DEVELOPMENT NOT INCLUDED IN DEVELOPMENT SERVICING PLANS

This Policy shall apply to all lands which have not been included in water supply and/or sewerage services development servicing plans.

POLICY - COMPANION ANIMALS (IMPACTS ON NATIVE FAUNA) - CONDITIONS OF DEVELOPMENT CONSENT

Council resolved on 21 February 2017, in order to protect populations of native fauna, including threatened species, from impacts associated with the keeping of domestic cats and dogs within certain development, that appropriate restrictions on title or conditions of consent for the management of companion animals may be applied in sensitive environmental locations (23139E)(MIN17.95)(MIN17.95)

INFORMATION REGARDING LOOSE-FILLED ASBESTOS INSULATION

Some residential homes located in NSW have been identified as containing loose-fill asbestos insulation, for example in the roof space. NSW Fair Trading maintains a Register of homes that are affected by loose-fill asbestos insulation.

You should make your own enquiries as to the age of the buildings on the land to which this certificate relates and, if it contains a building constructed prior to 1980, Council recommends that any potential purchaser obtain advice from a licensed asbestos assessor to determine whether loose-fill asbestos is present in any building on the land and, if so, the health risks (if any) this may pose for the building's occupants.

Contact NSW Fair Trading for further information.

PLANNING CERTIFICATE UNDER SECTION 10.7
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979
Certificate No: 2021/01963

INFORMATION REGARDING FOSSICKING DISTRICT 68.

Pursuant to section 369A of the Mining Act 1992, the NSW Department of Planning, Industry and Environment have declared all land within the Shoalhaven City Council Local Government Area to be a Fossicking District (Fossicking District 68). Contact the NSW Department of Planning, Industry and Environment for further information.

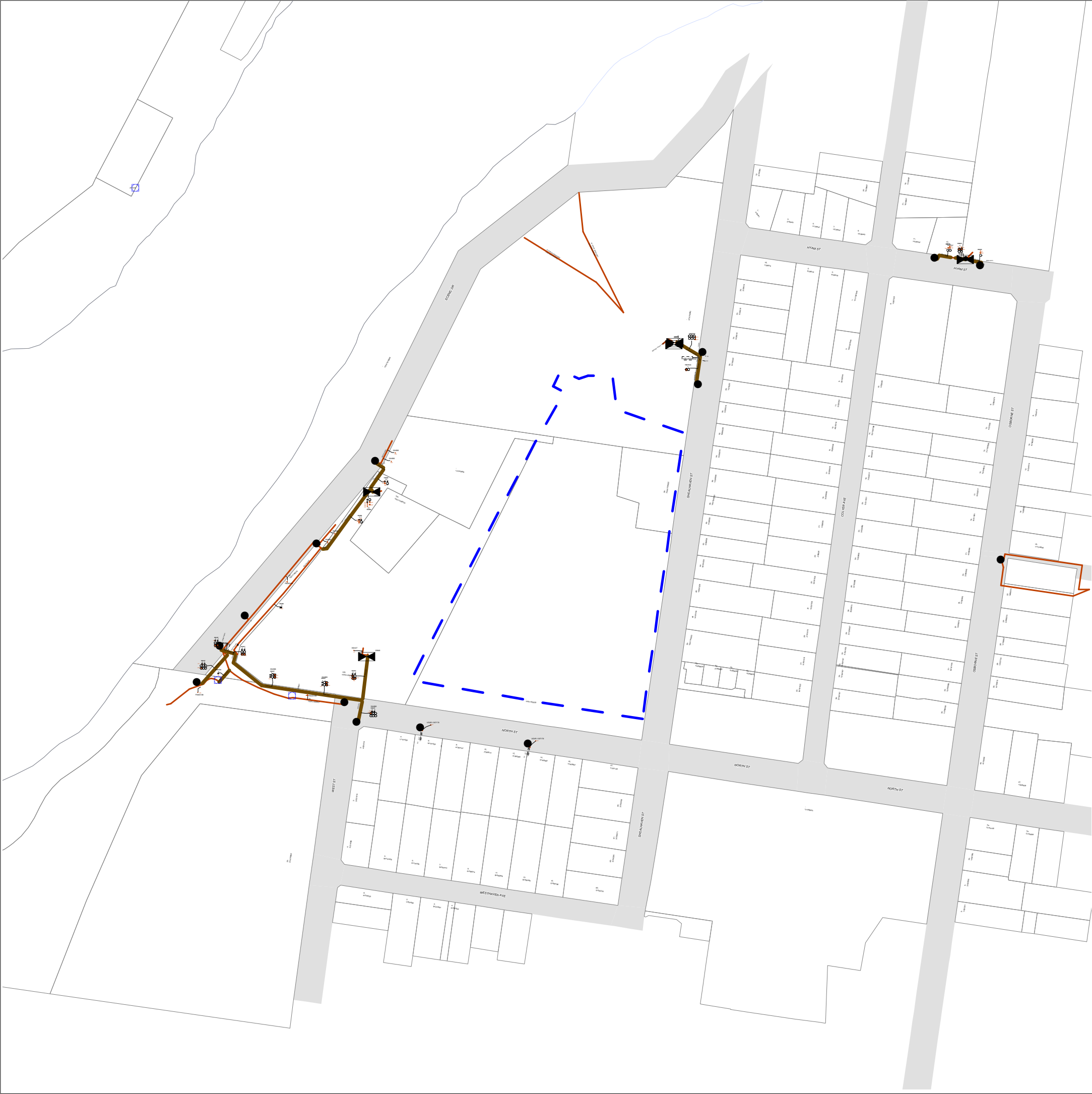
for the CHIEF EXECUTIVE OFFICER

APPENDIX

F

UTILITIES PLANS

Figures



WARNING

- **All electrical apparatus shall be regarded as live until proved de-energised.** Contact with live electrical apparatus will cause severe injury or death.
- In accordance with the *Electricity Supply Act 1995*, you are obliged to report any damage to Endeavour Energy Assets immediately by calling **131 003**.
- The customer must obtain a new set of plans from Endeavour Energy if work has not been started or completed within twenty **(20)** working days of the original plan issue date.
- The customer must contact Endeavour Energy if any of the plans provided have blank pages, as some underground asset information may be incomplete.
- Endeavour Energy underground earth grids may exist and their location **may not** be shown on plans. Persons excavating are expected to exercise all due care, especially in the vicinity of padmount substations, pole mounted substations, pole mounted switches, transmission poles and towers.
- Endeavour Energy plans **do not** show any underground customer service mains or information relating to service mains within private property.
- Asbestos or asbestos-containing material may be present on or near Endeavour Energy's underground assets.
- Organo-Chloride Pesticides (OCP) may be present in some sub-transmission trenches.
- All plans must be printed and made available at the worksite where excavation is to be undertaken. Plans must be reviewed and understood by the crew on site prior to commencing excavation.











INFORMATION PROVIDED BY ENDEAVOUR ENERGY

- Any plans provided pursuant to this service are intended to show the approximate location of underground assets relative to road boundaries, property fences and other structures at the time of installation.
- Depth of underground assets may vary significantly from information provided on plans as a result of changes to road, footpath or surface levels subsequent to installation.
- Such plans have been prepared solely for use by Endeavour Energy staff for design, construction and maintenance purposes.
- All enquiry details and results are kept in a register.

DISCLAIMER

Whilst Endeavour Energy has taken all reasonable steps to ensure that the information contained in the plans is as accurate as possible it will accept no liability for inaccuracies in the information shown on such plans.

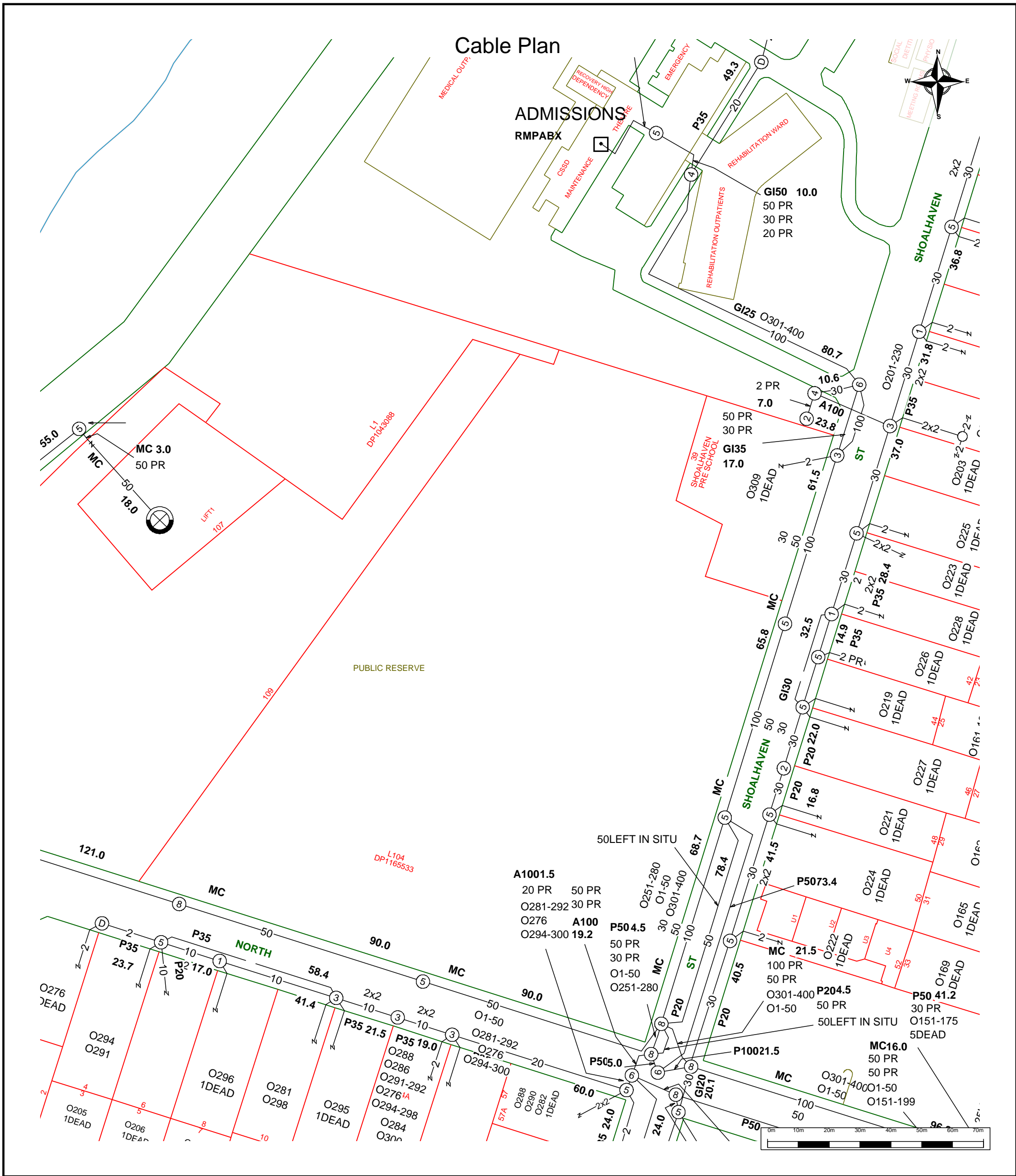
LEGEND

-  or  Street light column
-  Padmount substation
-  or  Overground pillar (O.G.Box)
-  Underground pit
-  Duct run
-  Cable run
-  Typical duct section
-  Asbestos warning



NOT TO SCALE

DBYD Sequence No.:	109364666
Issued Date:	05/05/2021



For all Telstra DBYD plan enquiries -
email - Telstra.Plans@team.telstra.com
For urgent onsite contact only - ph 1800 653 935 (bus hrs)

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 05/05/2021 11:44:38

Sequence Number: 109364667

CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

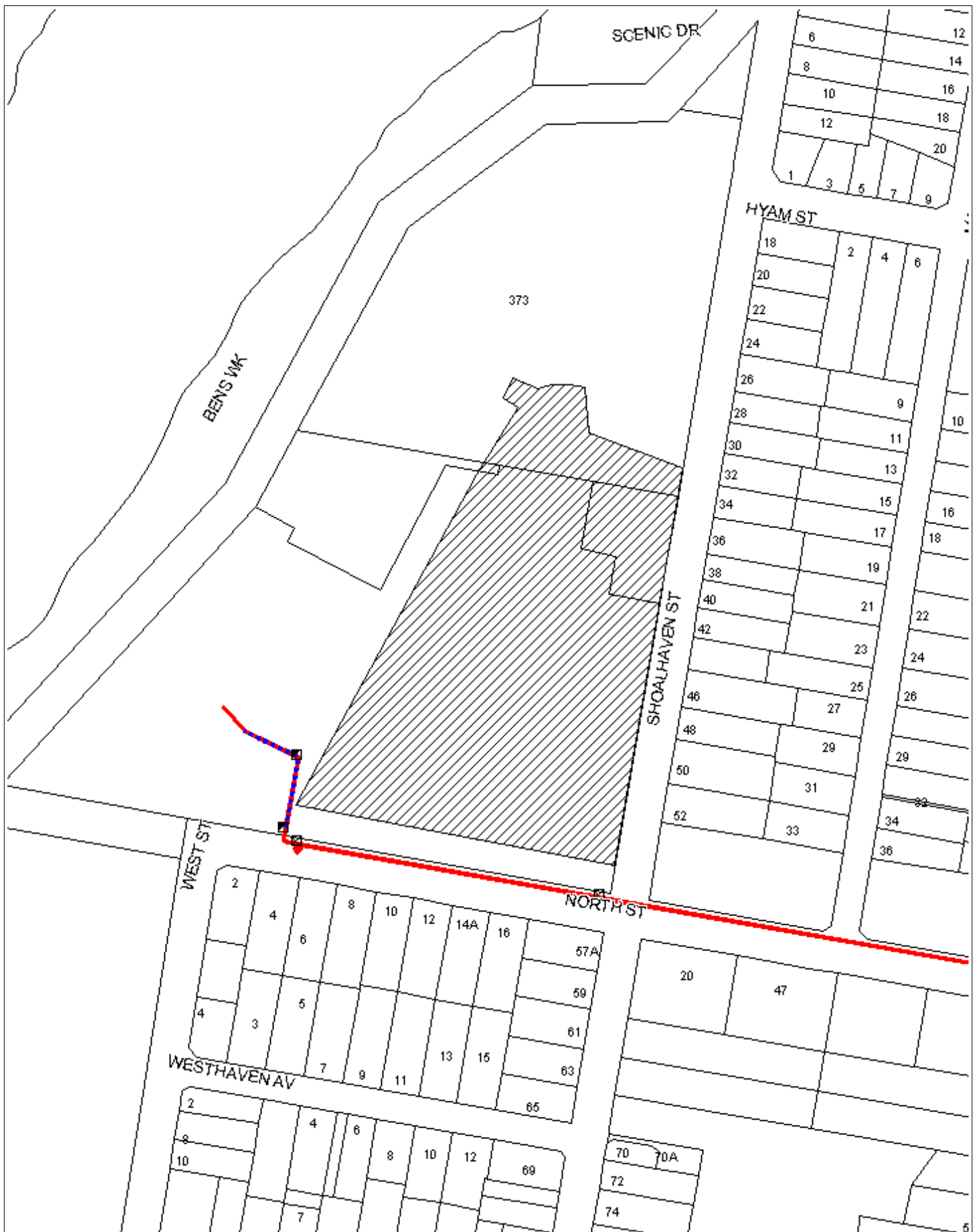
The above plan must be viewed in conjunction with the Mains Cable Plan on the following page

WARNING - Due to the nature of Telstra underground plant and the age of some cables and records, it is impossible to ascertain the precise location of all Telstra plant from Telstra's plans. The accuracy and/or completeness of the information supplied can not be guaranteed as property boundaries, depths and other natural landscape features may change over time, and accordingly the plans are indicative only. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans.

It is your responsibility to locate Telstra's underground plant by careful hand pot-holing prior to any excavation in the vicinity and to exercise due care during that excavation.

Please read and understand the information supplied in the duty of care statement attached with the Telstra plans. TELSTRA WILL SEEK COMPENSATION FOR LOSS CAUSED BY DAMAGE TO ITS PLANT.

Telstra plans and information supplied are valid for 60 days from the date of issue. If this timeframe has elapsed, please reapply for plans.



WARNING: This document is confidential and may also be privileged. Confidentiality nor privilege is not waived or destroyed by virtue of it being transmitted to an incorrect addressee. Unauthorised use of the contents is therefore strictly prohibited. Any information contained in this document that has been extracted from our records is believed to be accurate, but no responsibility is assumed for any error or omission. Optus Plans and information supplied are valid for 30 days from the date of issue. If this timeline has elapsed please raise a new enquiry.

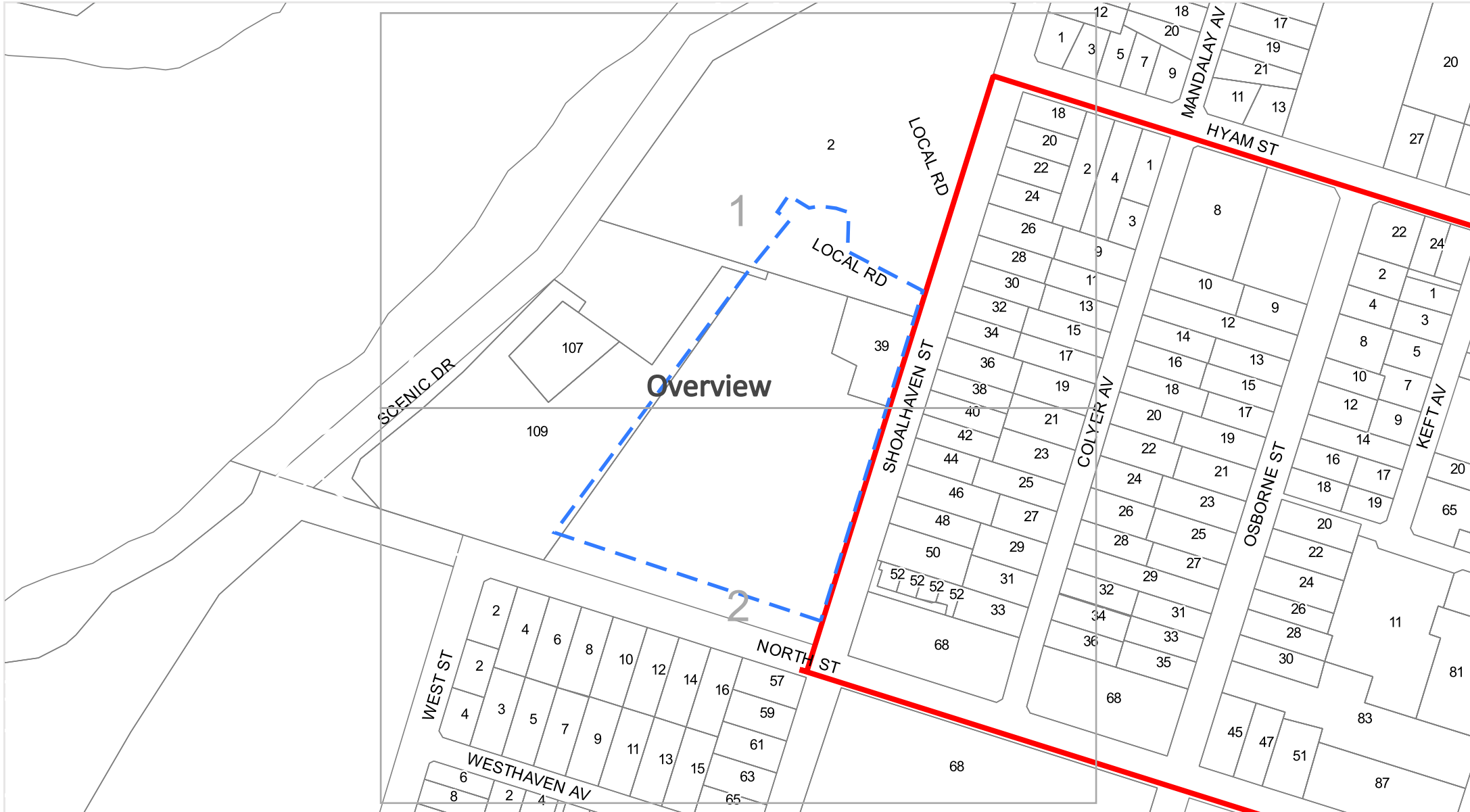
Sequence Number: 109364668

Date Generated: 05/05/2021



For all Optus DBYD plan enquiries –
Email: Fibre.Locations@optus.net.au
For urgent onsite assistance contact 1800 505 777
Optus Limited ACN 052 833 208





Legend | Scale: 1:3075

- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre

DISCLAIMER: While reasonable measures have been taken to ensure the accuracy of the information contained in this plan response, neither AARNet or PelicanCorp shall have any liability whatsoever in relation to any loss, damage, cost or expense arising from the use of this plan response or the information contained in it or the completeness or accuracy of such information. Use of such information is subject to and constitutes acceptance of these terms.



Legend | Scale: 1:1500




- Enquiry Area
- AARNet Fibre Optic Assets
- AARNet Power Assets
- Cadastre

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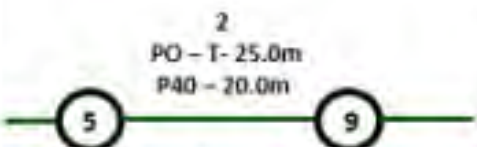
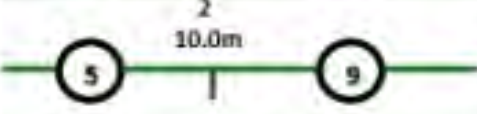







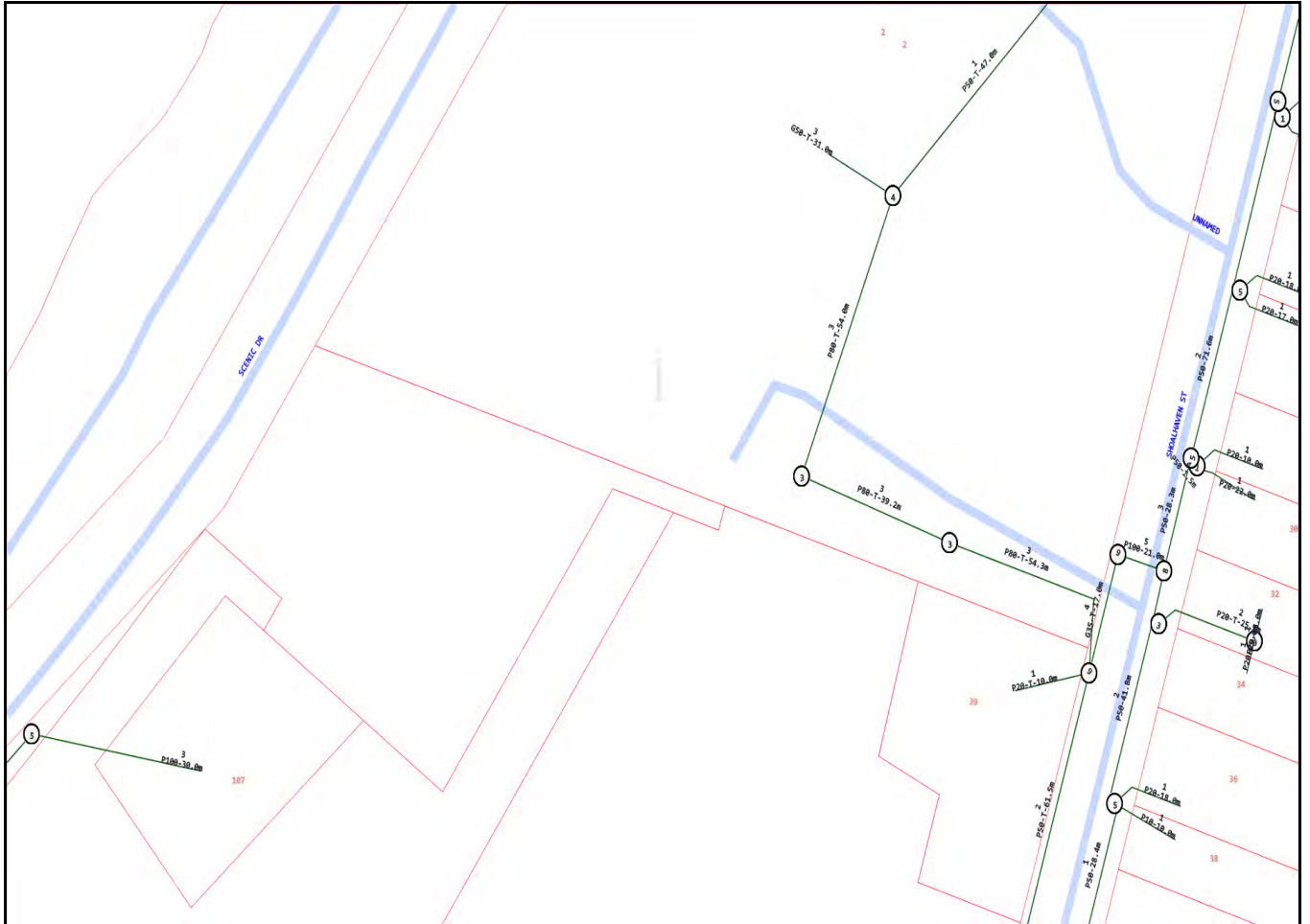
To: Mr Callum Laker
Phone: 0417493692
Fax: Not Supplied
Email: callum.laker@cardno.com.au

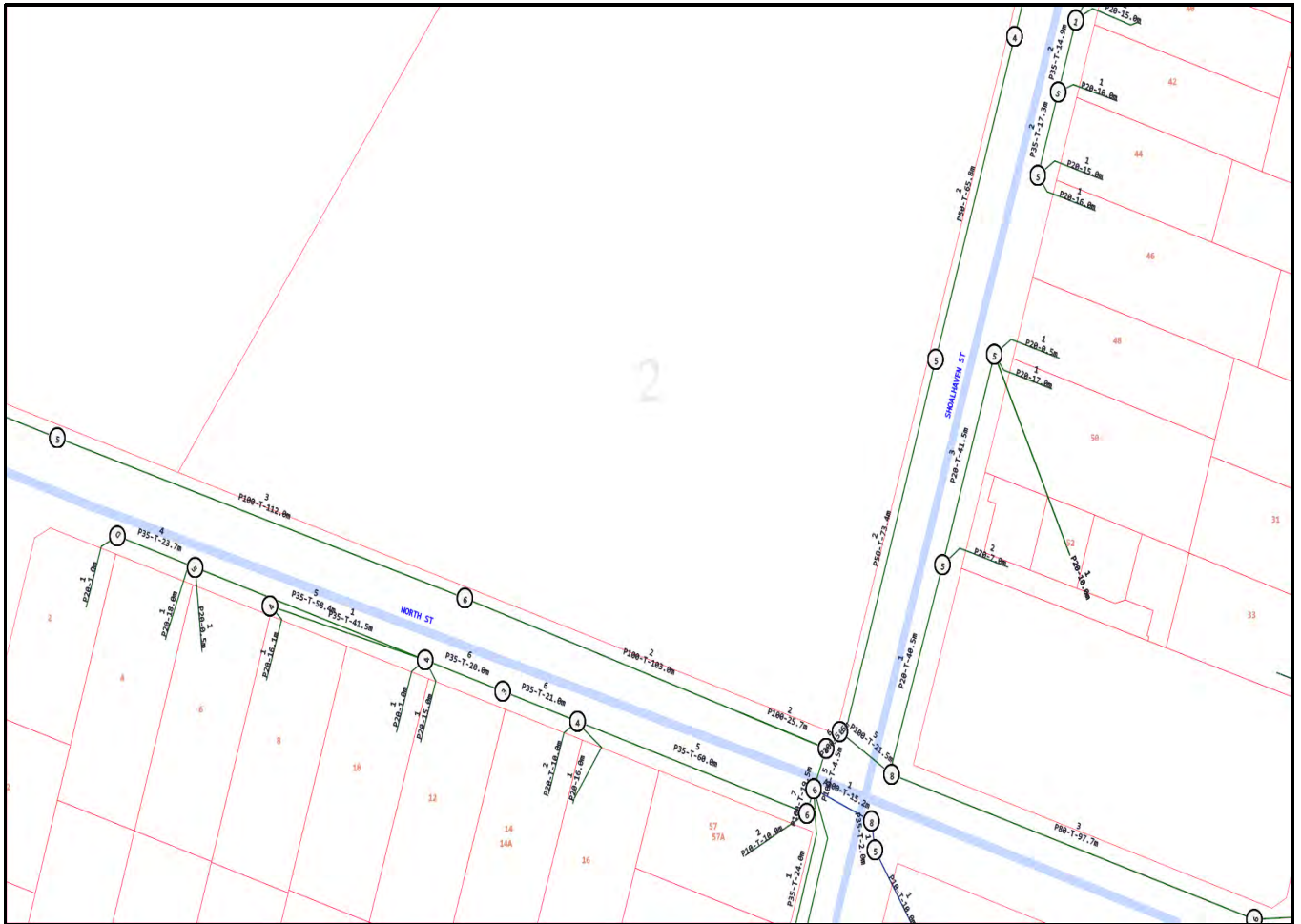
Dial before you dig Job #:	21560862	 DIAL BEFORE YOU DIG www.1100.com.au
Sequence #	109364671	
Issue Date:	05/05/2021	
Location:	Scenic Drive , Nowra , NSW , 2541	

Indicative Plans



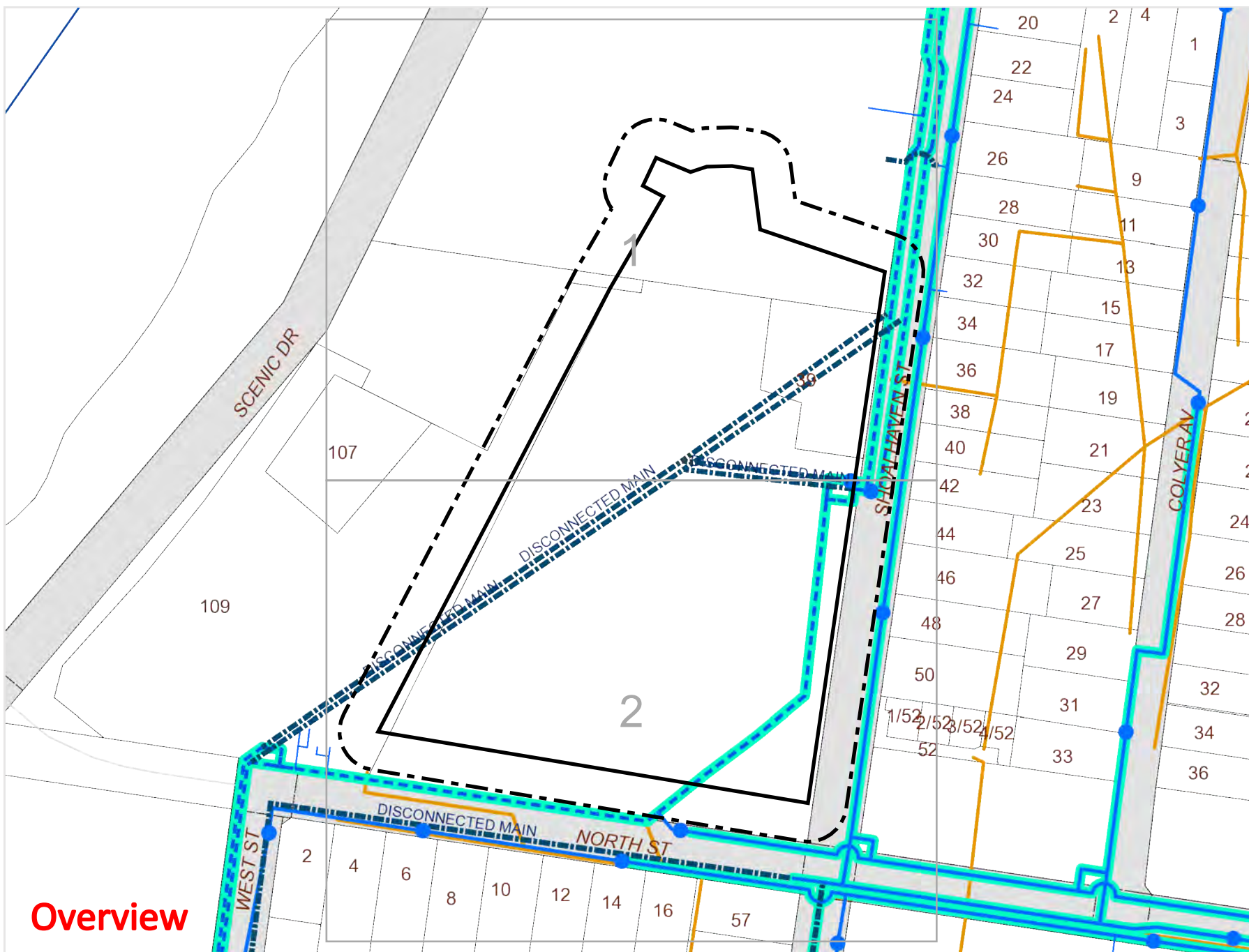
	<div>   </div> <h2>LEGEND</h2>
	Parcel and the location
	Pit with size "5"
	Power Pit with size "2E". Valid PIT Size: e.g. 2E, 5E, 6E, 8E, 9E, E, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other size" PVC conduit (PO) owned by Telstra (-T-), between pits of sizes, "5" and "9" are 25.0m apart. One 40mm PVC conduit (P40) owned by NBN, between pits of sizes, "5" and "9" are 20.0m apart.
	2 Direct buried cables between pits of sizes, "5" and "9" are 10.0m apart.
	Trench containing any INSERVICE/CONSTRUCTED (Copper/RF/Fibre) cables.
	Trench containing only DESIGNED/PLANNED (Copper/RF/Fibre/Power) cables.
	Trench containing any INSERVICE/CONSTRUCTED (Power) cables.
	Road and the street name "Broadway ST".
<p>Scale</p>	<div> 0 20 40 60 Meters </div> <div>  </div> <div> 1:2000 1 cm equals 20 m </div>



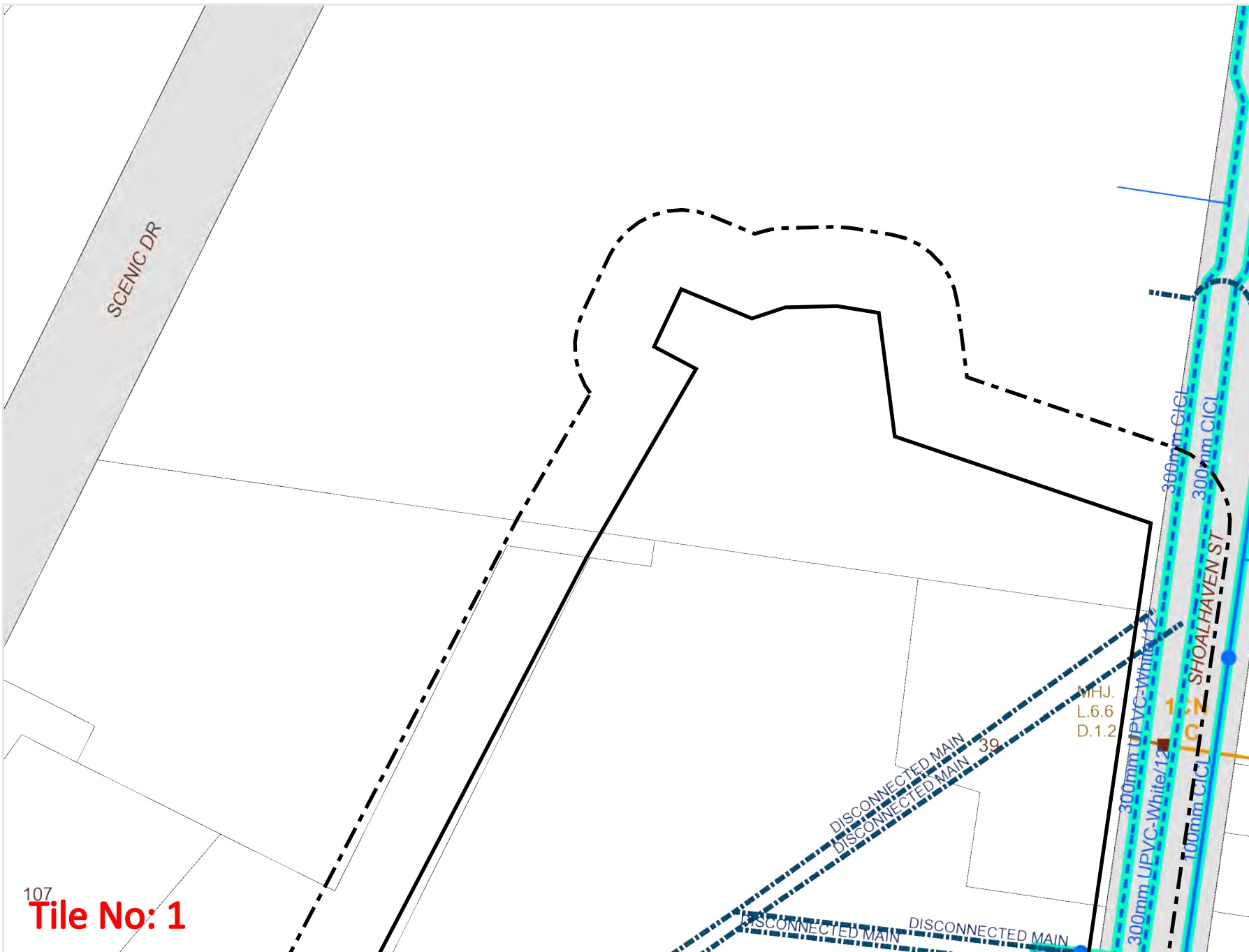


Emergency Contacts

You must immediately report any damage to the **nbn™** network that you are/become aware of. Notification may be by telephone - 1800 626 329.



Overview



Legend

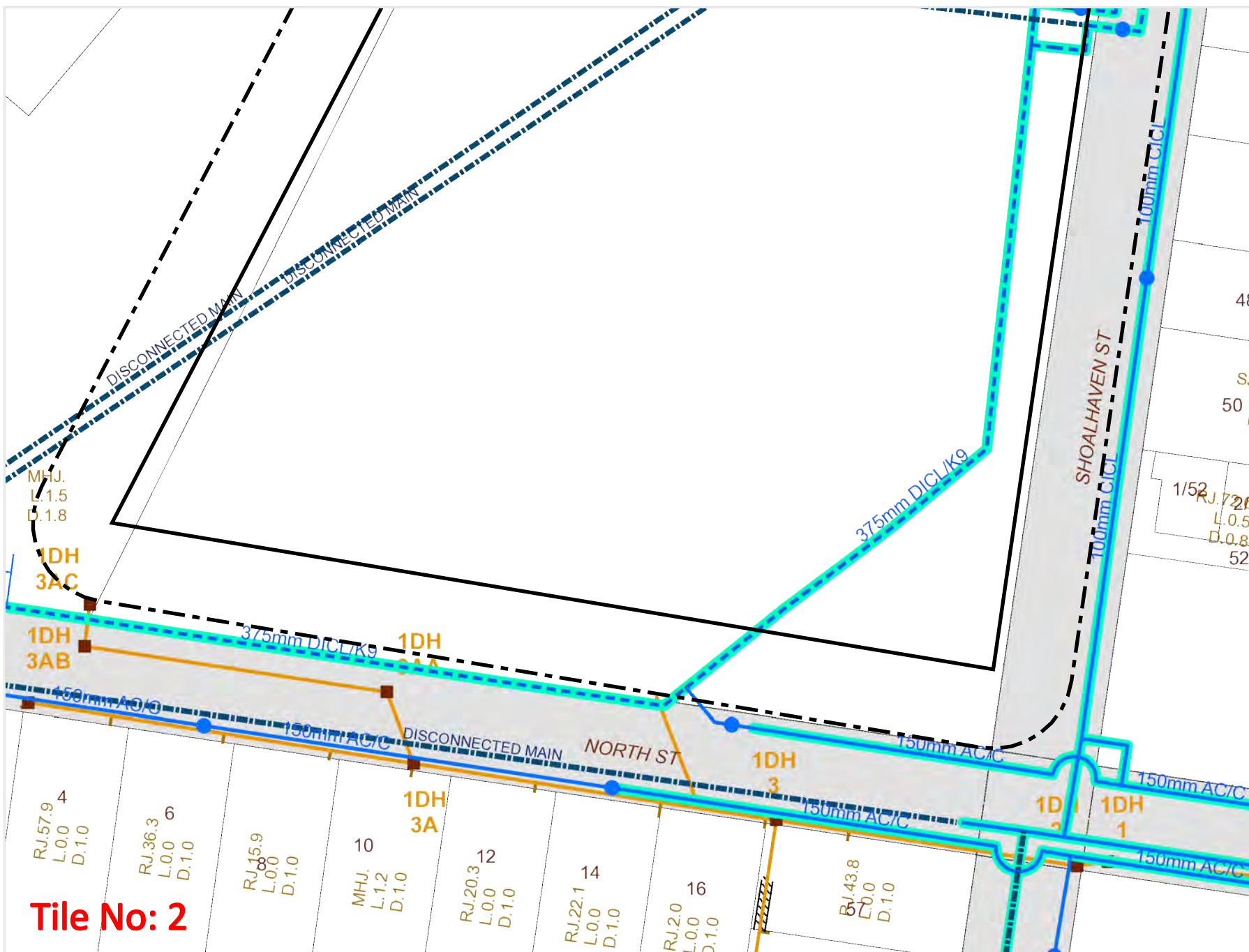
- Abandoned Main
- Critical
- Under Construction
- Concrete Encasement
- Pipe Encasement
- Under Road Conduit
- Pipe Sleeve
- REMS**
 - Distribution Main
 - Transfer Main
 - Tertiary Treated Effluent Release Main
 - Short Service Main
 - Long Service Main
- Water**
 - Hydrant
 - Retiulation Main
 - Trunk Main
 - Raw Water Main
 - Private Main
 - Service Mains
- Sewer**
 - Manhole
 - Gravity Main
 - Outfall Main
 - Unconnected Main
 - Overflow Main
 - Rising Main
 - Surcharge Main
 - Low Pressure Sewer Main
 - Discharge Pipe
 - Junction Line
 - Side Line



Scale: 1:1000
Expires: 02/06/2021

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107
Tile No: 1



Legend

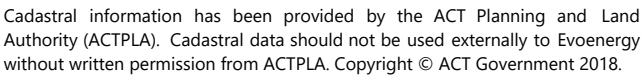
- Abandoned Main
- Critical
- Under Construction
- Concrete Encasement
- Pipe Encasement
- Under Road Conduit
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- REMS**
- Distribution Main
- Transfer Main
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- Reticulation Main
- Trunk Main
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- Private Main
- Service Mains
- Sewer**
- Manhole
- Gravity Main
- Outfall Main
- Unconnected Main
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- Surcharge Main
- Low Pressure Sewer Main
- Discharge Pipe
- Junction Line
- Side Line



Scale: 1:1000
Expires: 02/06/2021

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Tile No: 2



APPENDIX

G

GIPA SEARCH RESULTS

From: [Michael Goldsmith](#)
To: [Callum Laker](#)
Subject: RE: RF1 - Contamination Assessment - Scenic Drive - Nowra
Date: Wednesday, 12 May 2021 3:55:11 PM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)
[image016.png](#)
[image017.png](#)
[image001.png](#)

Good afternoon Callum,

I refer to your Informal GIPA application. Please find below a list of recent DA/BA files listed in Council's system for the properties included in your request. Development and other applications lodged from 2006 onwards will likely have relevant documents available on Council's DA tracking website.

Lot 104 DP 1165533 (Shoalhaven St, Nowra)

DA data prior to the 2nd Sept 1996

Application	Appl. Date	Proposal	Status	Status Date
DA94/1340	20/06/1994	Hospitals	Approved	29/06/1994

Lot 373 DP 755952 (Shoalhaven St, Nowra)

Darts - since 1st July 2005

Application	Appl. Date	Application Type	Proposal	Status	Completed
RW19/1045	29/01/2019	S138 Approval	S138 pavement work	Approved	07/02/2019
CD18/1303	01/06/2018	Complying Development	Replacement of Mechanical Plant	Approved	16/05/2018
OC16/1442	19/05/2016	Final Occupation Certificate	Demountable Office Building	Approved	17/05/2016
DR16/1141	22/02/2016	Sewer Connection (Amended)	Demountable Office Building	Approved	25/02/2016
CD16/1039	15/02/2016	Complying Development	Demountable Office Building	Approved	11/02/2016
TRP14/1080	05/08/2014	Tree Removal/Pruning	Remove five (5) trees	Approved	20/08/2014
CC13/1754	09/08/2013	S138 Approval	Commercial Additions - New Demountable	Approved	12/08/2013
TRP12/1178	25/09/2012	Tree Removal/Pruning	Tree removal	Approved	26/09/2012
TRP12/1046	12/03/2012	Tree Removal/Pruning	Tree removal	Approved	20/03/2012
DR10/1228	05/02/2010	Sewer Connection (Amended)	Commercial Additions - New Demountable	Approved	20/08/2010
DA10/1122	05/02/2010	Development Application	Commercial Additions - New Demountable	Approved	20/08/2010
OC07/1059	25/01/2007	Final Occupation Certificate	Commercial Additions - detached demountable for Day Cancer Care Unit	Approved	25/01/2007
DA06/1650	21/04/2006	Development Application	Commercial Additions - detached demountable for Day Cancer Care Unit	Approved	30/06/2006

Plain Sailing - since 2nd September 1996

Application	Appl. Date	Proposal	Status	Status Date
DA01-2820	17/08/2001	Miscellaneous	Approved (T)	25/09/2001
DA01-1780	19/04/2001	Hospitals	Approved (T)	16/05/2002
DR01-1443	19/04/2001	Sewer Application (Amended)	Approved (P)	16/05/2002
DA00-3594	19/12/2000	Hospitals	Approved (T)	06/02/2001
DS00-1045	18/02/2000	Section 96 Amendment	Approved (O)	22/03/2000
DA99-1522	11/03/1999	Hospitals	Approved (T)	23/04/1999
DR99-1280	11/03/1999	Sewer Application (Amended)	Approved (P)	23/04/1999
DA98-1913	25/09/1998	Demolition	Approved (T)	19/10/1998
DA97-237	18/06/1997	Advertising Sign/Structure	Approved (T)	03/07/1997

Old Applications prior to 2nd Sept 1996

Application	Proposal	Decision	Owner	Original Lot
BA80/1753	Hospital Additions	Approved	Shoalhaven District Hospital	
SD2876		Approved	Shoalhaven District Hospital	
SD3224		Approved	Shoalhaven District Hospital	
SD5931		Approved	Shoalhaven District Hospital	
SD6421		Approved	Shoalhaven District Hospital	

DA data prior to the 2nd Sept 1996

Application	Appl. Date	Proposal	Status	Status Date
DA95/3252	3/08/1995	Hospitals	Approved	5/09/1995
DA92/1194	6/02/1992	Hospitals	Approved	23/04/1992
DA90/3063	12/11/1990	Hospitals	Approved	22/02/1991
DA84/1426	23/02/1984	Other Health Practices	Approved	16/05/1984

BA data prior to the 2nd Sept 1996

Application	Appl. Date	Proposal	Status	Status Date
BA84/0384	23/02/1984	URBAN DWELLING ADDITIONS	Cancelled	01/01/1801
SD87/2092	03/09/1987			
SD89/1354	28/04/1989			
SD91/1373	17/05/1991			
SD92/3274	11/06/1992			
SD96/0531	12/03/1996			
SD00/7057	23/02/1984			
SD00/7297	20/06/1986			

Lot 7034 DP 1031852 (39 Shoalhaven St, Nowra)

Darts - since 1st July 2005

Application	Appl. Date	Application Type	Proposal	Status	Completed
OC11/1251	31/03/2011	Final Occupation Certificate	Commercial Additions - Shade Structure	Approved	31/03/2011
CC10/2293	11/11/2010	Construction Certificate	Commercial Additions - Shade Structure	Approved	17/01/2011
DA10/2416	11/11/2010	Development Application	Commercial Additions - Shade Structure	Approved	11/01/2011
DR07/2045	19/12/2007	Rainwater Tank (connected to house fittings)	Connection of toilets to rainwater tank	Approved	07/01/2008
OC07/1260	08/03/2007	Final Occupation Certificate	Internal Renovations to existing Pre-School and an External Timber Access Ramp	Approved	08/03/2007
CC07/1005	03/01/2007	Construction Certificate	Free Standing Shade Structure	Approved	28/02/2007
DA07/1007	03/01/2007	Development Application	Free Standing Shade Structure	Approved	28/02/2007
DR06/2053	01/12/2006	Sewer Connection (Amended)	Internal Renovations to existing Pre-School and an External Timber Access Ramp	Approved	04/01/2007
CC06/2929	01/12/2006	Construction Certificate	Internal Renovations to existing Pre-School and an External Timber Access Ramp	Approved	04/01/2007
DA06/3157	01/12/2006	Development Application	Internal Renovations to existing Pre-School and an External Timber Access Ramp	Approved	04/01/2007
OC06/2384	23/11/2006	Final Occupation Certificate	New Boundary Fencing	Approved	23/11/2006
CC06/2496	20/09/2006	Construction Certificate	New Boundary Fencing	Approved	17/10/2006
DA06/2724	20/09/2006	Development Application	New Boundary Fencing	Approved	17/10/2006
DA06/1558	07/04/2006	Development Application	Miscellaneous - Advertising Sign	Approved	26/04/2006

BA data prior to the 2nd Sept 1996

Application	Appl. Date	Proposal	Status	Status Date
BA94/3167	09/12/1994	COMMERCIAL ADDITIONS	Approved	29/12/1994
BA91/2617	25/09/1991	COMMERCIAL ADDITIONS	Approved	14/10/1991

Regards,

Michael Goldsmith

Complaints Officer

Shoalhaven City Council

(02) 4429 3264

Bridge Rd (PO Box 42) Nowra NSW 2541

michael.goldsmith@shoalhaven.nsw.gov.au

www.shoalhaven.nsw.gov.au



From: Callum Laker <callum.laker@cardno.com.au>

Sent: Wednesday, 5 May 2021 1:27 PM

To: Council Email <Council@shoalhaven.nsw.gov.au>

Subject: RFI - Contamination Assessment - Scenic Drive - Nowra

Hi,

Please see attached request for information.

Please contact if there is any issues.

Cheers

Callum Laker

ENVIRONMENTAL SCIENTIST/ GIS ANALYST

CARDNO



Phone +61 2 4231 9614

+61 2 4231 9600 Fax +61 2 4228 6811 Direct +61 417 493 692

Address Ground Floor, 16 Burrelli Street, Wollongong, New South Wales 2500 Australia

Postal P.O. Box 1285, Wollongong NSW 2500

Email callum.laker@cardno.com.au Web www.cardno.com.au

CONNECT WITH CARDNO



Cardno acknowledges the Traditional Owners of the land upon which we live and work and pay our respects to their Elders past, present and emerging - [learn more](#).

Cardno's management systems are certified to ISO9001 (quality) and AS4801/OHSAS18001 (occupational health and safety)

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APPENDIX

H

PREVIOUS REPORT EXTRACTS

BOREHOLE LOG

Client: HEALTH INFRASTRUCTURE NSW
Project: PROPOSED CARPARKS
Location: SHOALHAVEN HOSPITAL, SCENIC DRIVE, SHOALHAVEN, NSW

Job No.: 30760Z **Method:** SPIRAL AUGER **R.L. Surface:** ~26.6 m
Date: 17/8/17 **Datum:** AHD
Plant Type: JK305 **Logged/Checked By:** D.A.F./A.Z.

Groundwater Record	SAMPLES				Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
	ES	U50	DB	DS										
ON COMPLETION OF CORING										FILL: Silty sand, fine to coarse grained, dark brown, trace of clay and roots.	M			GRASS COVER
					N = 11 5,5,6	26	1			FILL: Silty clay, low to medium plasticity, brown and light brown, with sand, trace of fine to medium grained igneous gravel.	MC>PL			APPEARS MODERATELY COMPACTED
					N = 8 2,4,4	25	2		CL	SILTY CLAY: low to medium plasticity, orange brown, trace of fine to medium grained sandstone and quartz gravel.	MC>PL	F - St	100 100 90	RESIDUAL
						24				SANDSTONE: fine to coarse grained, orange brown, with low strength iron indurated bands and quartz gravel inclusions.	XW - DW DW	EL - VL L		VERY LOW 'TC' BIT RESISTANCE WITH LOW BANDS LOW RESISTANCE
							3			REFER TO CORED BOREHOLE LOG				
							23							
							4							
							22							
							5							
							21							
							6							
							20							

CORED BOREHOLE LOG

Client: HEALTH INFRASTRUCTURE NSW
Project: PROPOSED CARPARKS
Location: SHOALHAVEN HOSPITAL, SCENIC DRIVE, SHOALHAVEN, NSW

Job No.: 30760Z **Core Size:** NMLC **R.L. Surface:** ~26.6 m
Date: 17/8/17 **Inclination:** VERTICAL **Datum:** AHD
Plant Type: JK305 **Bearing:** N/A **Logged/Checked By:** D.A.F./A.Z.

Water Loss/Level	Barrel Lift	RL (m AHD)	Depth (m)	Graphic Log	CORE DESCRIPTION Rock Type, grain characteristics, colour, structure, minor components.	Weathering	Strength	POINT LOAD STRENGTH INDEX $I_p(50)$	DEFECT DETAILS	
									DEFECT SPACING (mm)	DESCRIPTION Type, inclination, thickness, planarity, roughness, coating.
								EL-0.03 VL-0.1 L-0.3 M-1 H-3 VH-10 EH	500 300 100 50 30 10	Specific General
ON COMPLETION OF CORING		24			START CORING AT 2.80m					
			3		CORE LOSS 1.45m					
			23							
			4							
			22		SANDSTONE: fine to coarse grained, red brown, orange brown and light grey, with quartz inclusions.	DW	M			(4.48m) XWS, 0°, 120 mm.t (4.57m) J, SUBVERTICAL, P,S (4.60m) CS, 0°, 10 mm.t
			5		as above, but light grey and light orange brown.	SW	H			(5.10m) J, 25°, Un, R
			21		SANDSTONE: fine to coarse grained, grey.					(5.58m) Be, 5°
			6		as above, but light orange brown and light grey.					
			20							(6.82m) J, 70°, P, R
			19							(7.86m) Cr, 0°, 20 mm.t
			18							
					END OF BOREHOLE AT 8.85 m					

JK Geotechnics

30760Z BH102 START CORING AT 2.80m

3 | CORE LOSS 1.45m

4

5

6

7

8

END OF BH AT
8.85m

BOREHOLE LOG

Client: HEALTH INFRASTRUCTURE NSW
Project: PROPOSED CARPARKS
Location: SHOALHAVEN HOSPITAL, SCENIC DRIVE, SHOALHAVEN, NSW

Job No.: 30760Z **Method:** SPIRAL AUGER **R.L. Surface:** ~28.3 m
Date: 17/8/17 **Datum:** AHD
Plant Type: JK305 **Logged/Checked By:** D.A.F./A.Z.

Groundwater Record	SAMPLES				Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
	ES	U50	DB	DS										
DRY ON COMPLETION OF AUGERING ON COMPLETION OF CORING						28				FILL: Clayey sand, fine to coarse grained, light orange brown, with silt, trace of fine to coarse grained igneous gravel.	M			GRASS COVER
					N = 12 5,6,6		1			FILL: Silty clay, low plasticity, light brown, with sand, trace of fine to medium grained igneous and ironstone gravel and concrete fragments.	MC<PL			APPEARS MODERATELY COMPACTED
					N = 16 7,9,7		2			FILL: Silty sand, fine to medium grained, light brown.	M			
						26			CL	SANDY CLAY: low to medium plasticity, orange brown and red brown, with silt, trace of fine to coarse grained ironstone gravel.	MC~PL	(F - St)		RESIDUAL
										SANDSTONE: fine to coarse grained, red brown and orange brown, with low to medium strength iron indurated bands.	DW	VL - L		VERY LOW TO LOW 'TC' BIT RESISTANCE
						25	3			REFER TO CORED BOREHOLE LOG				
							4							
						24								
							5							
						23								
							6							
						22								

CORED BOREHOLE LOG

Client: HEALTH INFRASTRUCTURE NSW
Project: PROPOSED CARPARKS
Location: SHOALHAVEN HOSPITAL, SCENIC DRIVE, SHOALHAVEN, NSW

Job No.: 30760Z **Core Size:** NMLC **R.L. Surface:** ~28.3 m
Date: 17/8/17 **Inclination:** VERTICAL **Datum:** AHD
Plant Type: JK305 **Bearing:** N/A **Logged/Checked By:** D.A.F./A.Z.

Water Loss/Level	Barrel Lift	RL (m AHD)	Depth (m)	Graphic Log	CORE DESCRIPTION Rock Type, grain characteristics, colour, structure, minor components.	Weathering	Strength	POINT LOAD STRENGTH INDEX $I_p(50)$	DEFECT DETAILS	
									DEFECT SPACING (mm)	DESCRIPTION Type, inclination, thickness, planarity, roughness, coating.
								EL-0.03 VL-0.1 L-0.3 M-1 H-3 VH-10 EH	500 300 100 50 30 10	Specific General
		26								
					START CORING AT 2.95m					
			3		CORE LOSS 0.98m					
		25								
			4		SANDSTONE: fine to coarse grained, red brown and orange brown, with quartz inclusions.	XW DW	EL H L H M-H			(4.20m) J, 60°, P, R (4.48m) XWS, 0°, 110 mm.t (4.73m) XWS, 0°, 50 mm.t (4.81m) CS, 0°, 60 mm.t (5.21m) XWS, 0°, 60 mm.t (5.77m) J, 30°, P, R (5.96m) XWS, 10°, 5 mm.t
		24								
			5							
		23								
			6							
		22								
			7							
		21			END OF BOREHOLE AT 7.22 m					
			8							
		20								

JK Geotechnics

30760Z BH103 START CORING AT 2.95m

3 CORE LOSS 0.98m

4

5

6

7

END OF BH AT 7.22m

BOREHOLE LOG

Client: HEALTH INFRASTRUCTURE NSW														
Project: PROPOSED CARPARKS														
Location: SHOALHAVEN HOSPITAL, SCENIC DRIVE, SHOALHAVEN, NSW														
Job No.: 30760Z			Method: SPIRAL AUGER			R.L. Surface: ~25.5 m								
Date: 16/8/17			Datum: AHD											
Plant Type: JK305			Logged/Checked By: D.A.F./A.Z.											
Groundwater Record	SAMPLES				Field Tests	RL (m AHD)	Depth (m)	Graphic Log	Unified Classification	DESCRIPTION	Moisture Condition/ Weathering	Strength/ Rel Density	Hand Penetrometer Readings (kPa)	Remarks
	ES	U50	DB	DS										
DRY ON COMPLETION & AFTER 2 HRS					N = 7 5,4,3	25			SC	FILL: Silty sand, fine to coarse grained, brown and red brown, with fine to medium grained igneous gravel, trace of clay. CLAYEY SAND: fine to coarse grained, light brown and red brown, trace of fine to coarse grained ironstone gravel.		(L)		GRASS COVER RESIDUAL
					N > 24 5,11,13/ 100mm REFUSAL	24				SANDSTONE: fine to coarse grained, light grey, red brown and orange brown, with low to medium strength iron indurated bands.	DW	VL - L		VERY LOW TO LOW 'TC' BIT RESISTANCE
AFTER 40 HRS						23						L - M		LOW RESISTANCE
AFTER 24 HRS						20								GROUNDWATER MONITORING WELL INSTALLED TO 7.0m, MACHINE SLOTTED 50mm PVC STANDPIPE 7.0m TO 0.1m, CASING 1.0m TO 0.1m, 2mm SAND FILTER PACK 7.0m TO 0.5m, BENTONITE SEAL 0.5m TO 0.1m, COMPLETED WITH A CONCRETED GATIC COVER
						19								

IK_LIB_CURRENT - V8.00.GLB Log J & KAUGERHOLE - MASTER 30760Z SHOALHAVEN.GPJ <<DrawingFile>> 05/09/2017 10:24 Produced by gINT Professional, Developed by Datgel



AERIAL IMAGE SOURCE: GOOGLE EARTH PRO 7.1.5.1557
AERIAL IMAGE ©: 2015 GOOGLE INC.

Title:

SITE LOCATION PLAN

Location:

SHOALHAVEN HOSPITAL CAMPUS
SHOALHAVEN, NSW

Report No:

30760Z

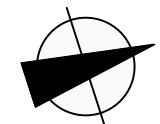
Figure No:

1

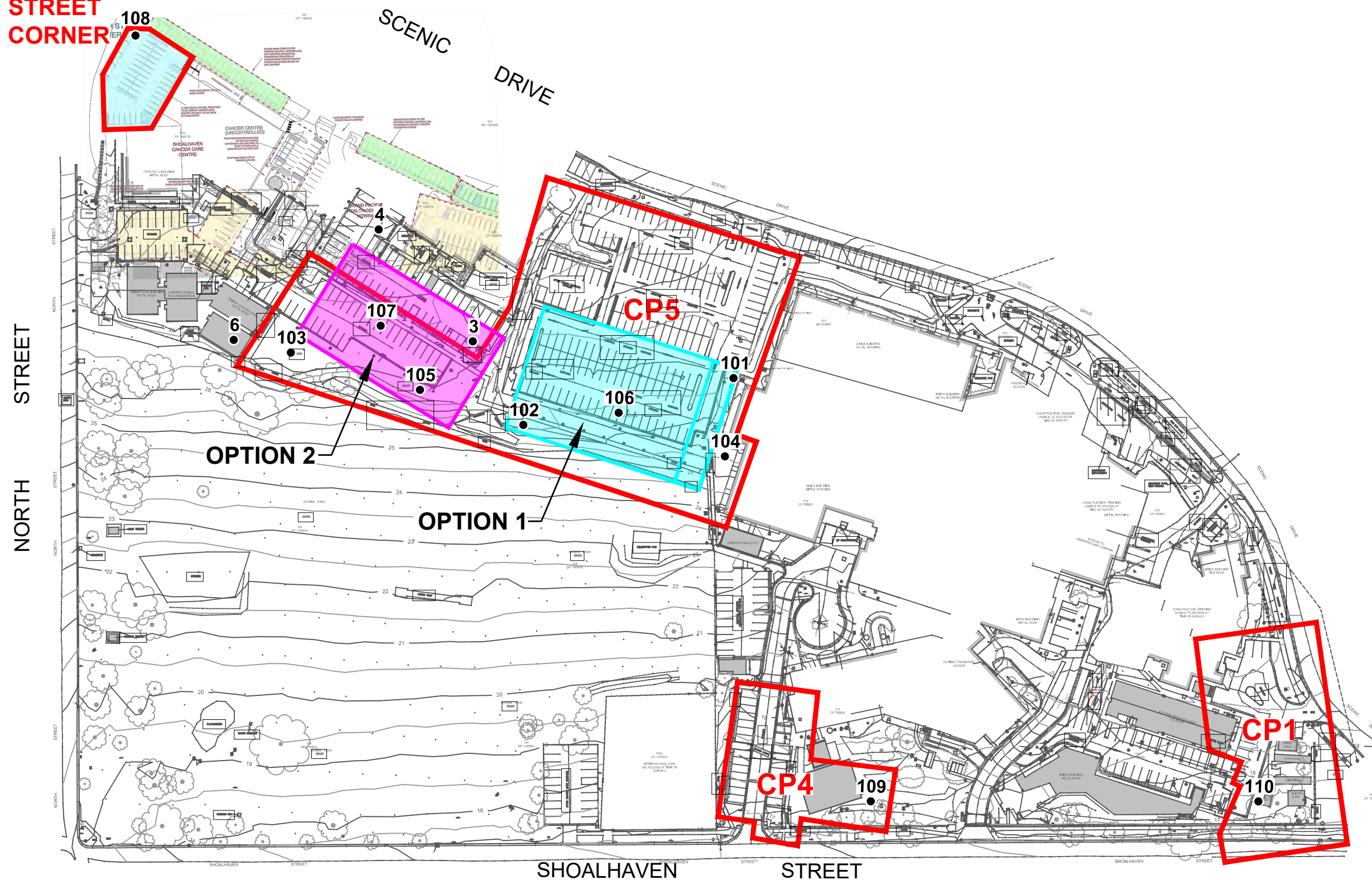
This plan should be read in conjunction with the JK Geotechnics report.

JK Geotechnics





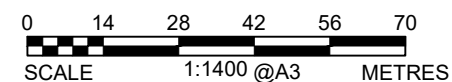
**NORTH
STREET
CORNER**



LEGEND

● BOREHOLE

□ APPROXIMATE OUTLINE OF PROPOSED
CAR PARK



This plan should be read in conjunction with the JK Geotechnics report.

Title:		BOREHOLE LOCATION PLAN	
Location:		SHOALHAVEN HOSPITAL CAMPUS SHOALHAVEN, NSW	
Report No:	30760Z	Figure No:	2
JK Geotechnics			



APPENDIX



DANGEROUS GOODS SEARCH



SafeWork NSW

Locked Bag 2906, Lisarow NSW 2252

Customer Experience 13 10 50

ABN 81 913 830 179 | www.safework.nsw.gov.au

Our Ref: D21/087945

9 June 2021

Mr Callum Laker
Cardno Pty Ltd
Callum.laker@cardno.com.au

Dear Mr Laker

RE SITE: Shoalhaven Street Nowra NSW 2541

I refer to your site search request received by SafeWork NSW requesting information on Storage of Hazardous Chemicals for the above site.

Enclosed are copies of the documents that SafeWork NSW holds on record number 35/026129 and relating to the storage of Hazardous Chemicals at the above-mentioned premises.

For further information or if you have any questions, please call us on 13 10 50 or email licensing@safework.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to be 'a m'.

Customer Service Officer
Customer Experience - Operations
SafeWork NSW

(NOT TO SCALE)



REHAB WARD

REHABILITATION OUTPATIENTS

ALLIED HEALTH

(E)

MEETING ROOMS LE CAFETERIA

LEVEL 1

Diagram illustrating the layout of the new hospital building, showing the following areas:

- ONCOLOGY
- BLOOD BANK
- PHARMACY
- CHRONIC / COMPLEX CARE
- PATHOLOGY
- GROUND LEVEL

ENTRY POINTS

LIFTS

 SMOKING HUTS

☐ PARKING/ROADS

CY COURTYARD

WALKWAY

NOTIFICATION OF DANGEROUS GOODS ON PREMISES FORM

FDG01

List the dangerous goods that will be stored and/or processed on these premises. Copy this page and attach additional sheets if there is insufficient space.

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
1	ABOVE GROUND TANK	2.2	3886 M ³

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1073	OXYGEN REFRIGERATED	2.2	N/A	LIQUID OXYGEN	2PE	3886	M ³
	LIQUID						

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)
2	CYLINDER STORE	2.2	1000 L

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³
1072	MEDICAL OXYGEN	2.2	N/A	OXYGEN	2S	20	50 L
	COMPRESSED						

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

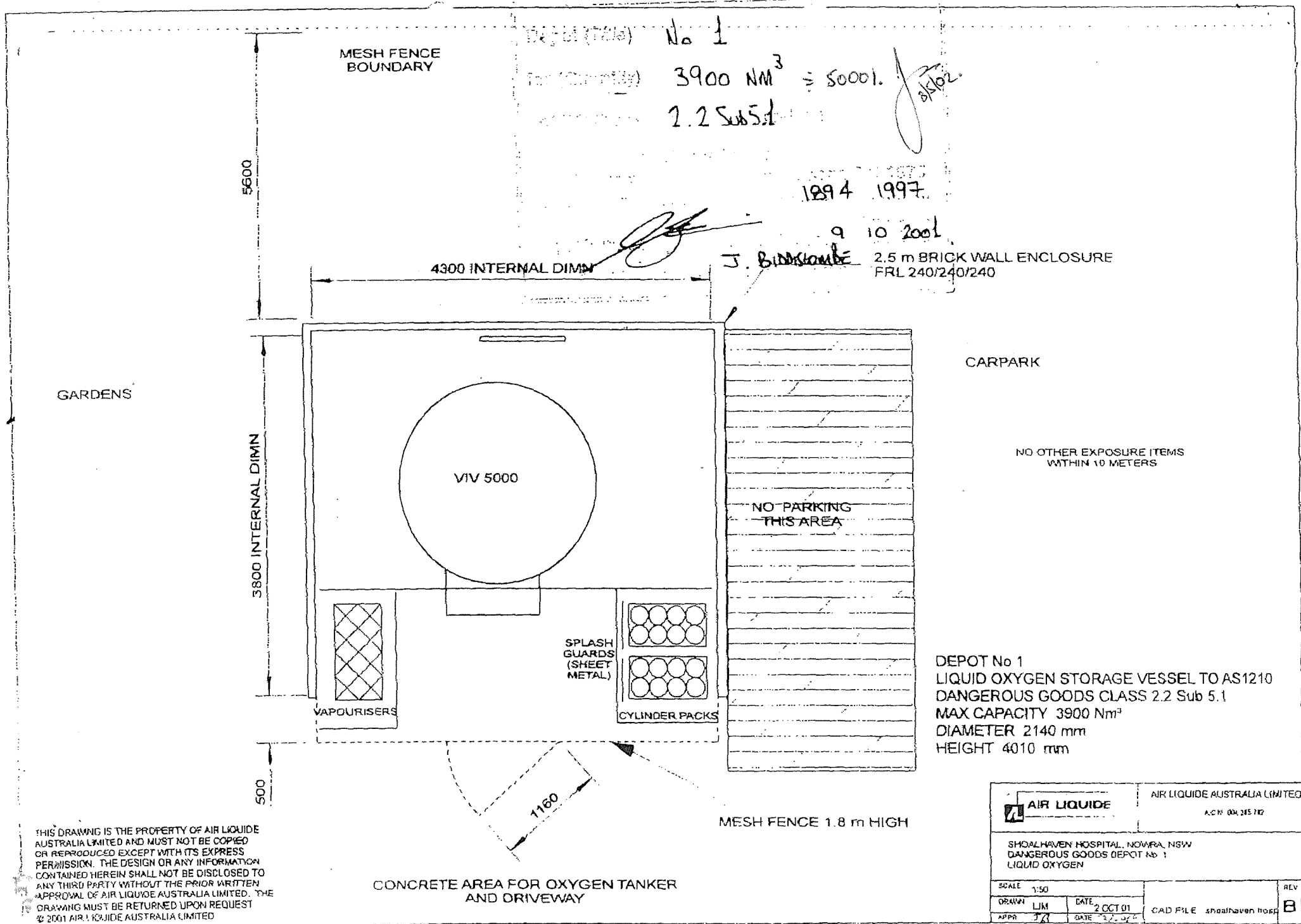
UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

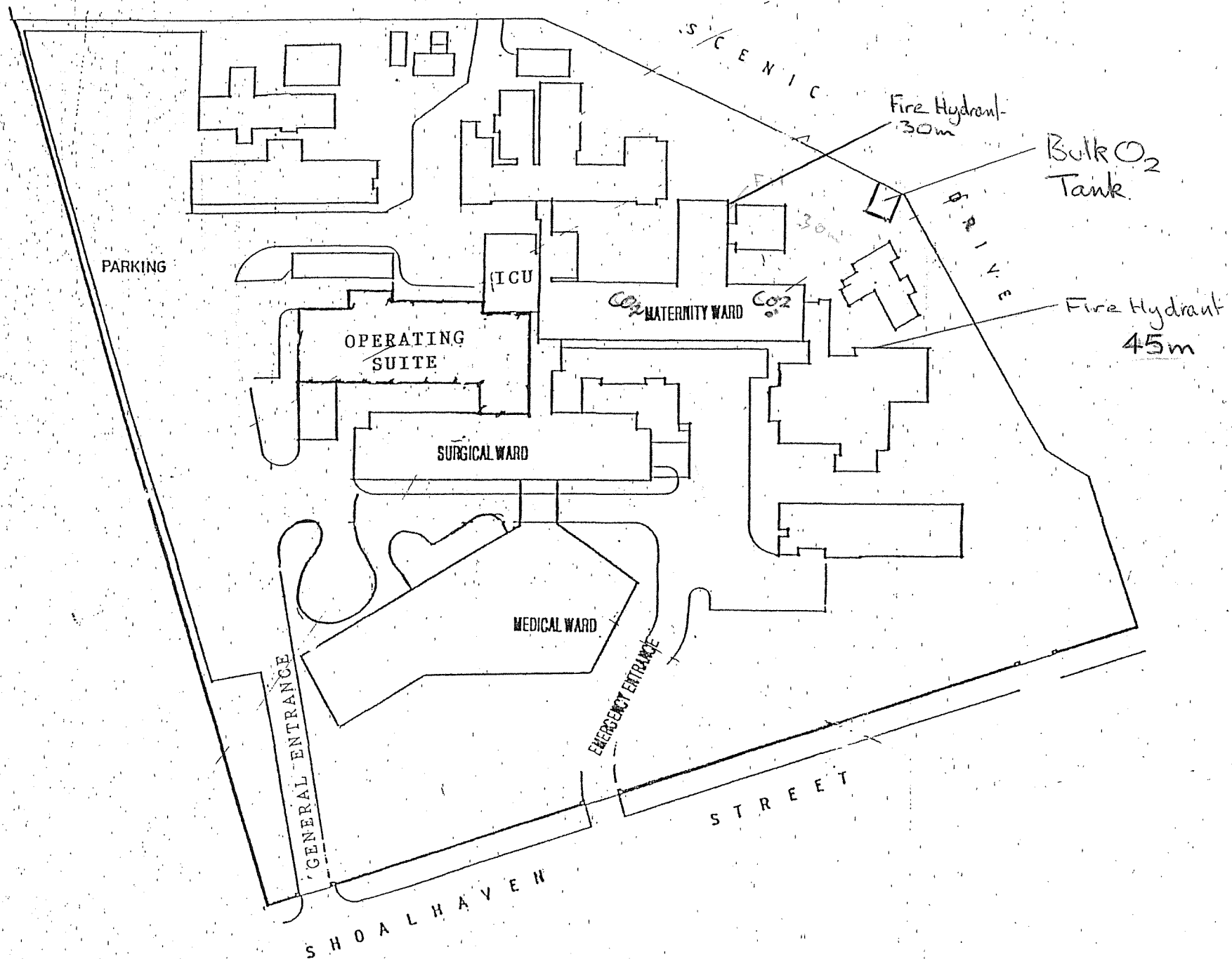
Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

Identifier	Type of storage location or process	Class	Maximum Storage Capacity (L, kg, M ³)

UN Number	Proper Shipping Name	Class	PG (I, II, III)	Product or Common Name	HazChem Symbol	Typical Qty	Unit eg L, kg, M ³

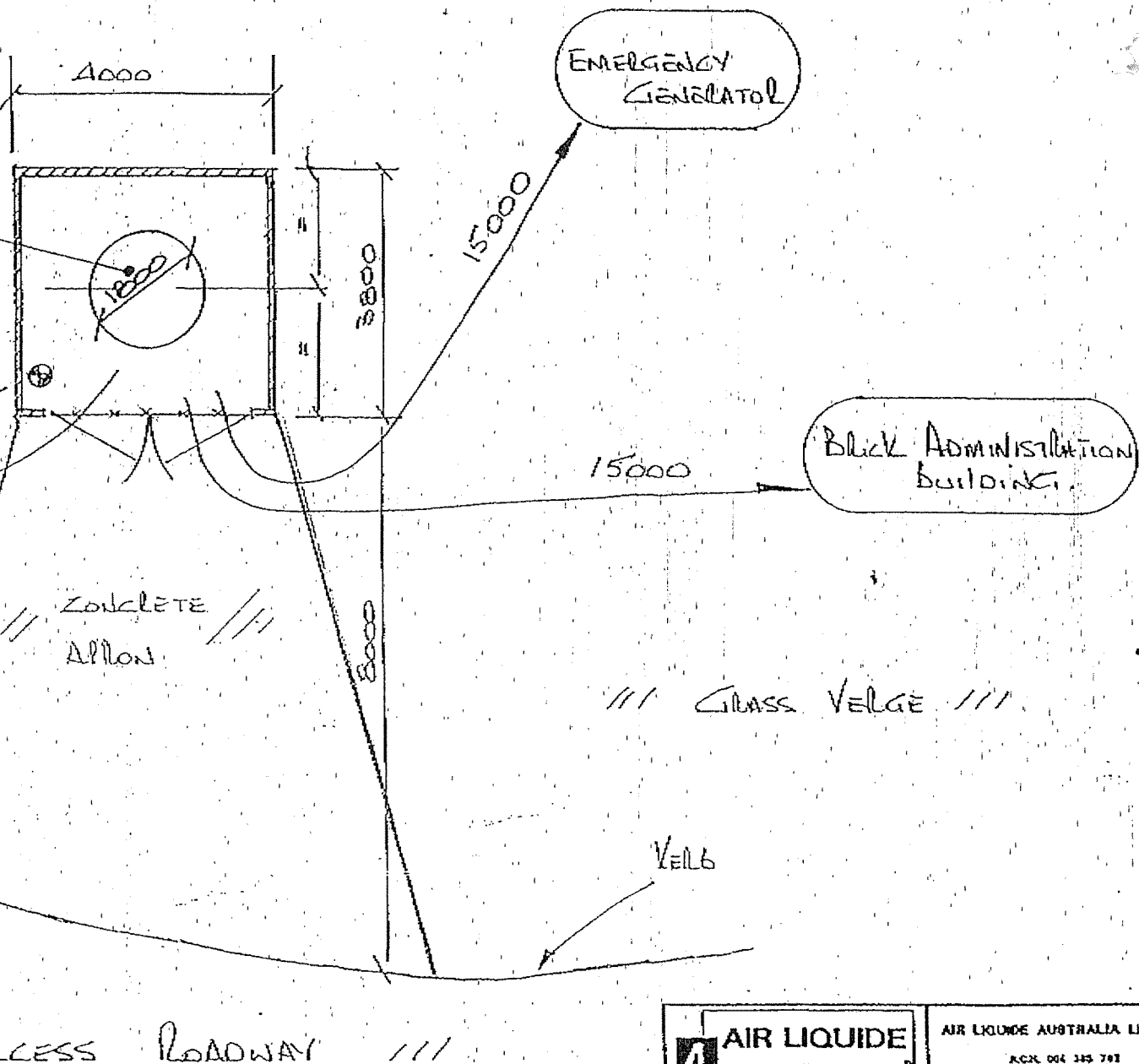




SDMH LOCATION PLAN

Depot #1

- STORAGE VESSEL 3000L
AS1210, FOR
LIQUID OXYGEN
STORAGE
CLASS 2.2 Sub 5
CAPACITY 2105NM³
1800 DIA x 3000 HIGH.
- Compound with concrete
Floor and double brick
ENCLOSURE To Elev. 2100
Single brick To Elev. 4600
WATER SUPPLY



Depot (Site) Depot #1
 Capacity 2105 NM³
 of Class 2.2 Sub 5 and PG
 as shown in this plan
 conforms with the Dangerous Goods Act 1975
 and Australian Standard(s) AS1210 1997
 Signature: [Signature] Date: 6.7.98
 Name (printed): J. DISCOMBE

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 AUSTRALIA LIMITED AND MUST NOT BE COPIED,
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AIR LIQUIDE		AIR LIQUIDE AUSTRALIA LIMITED	
		ACR 002 345 793	
Depot #1 LIQUID OXYGEN VESSEL			
SHOALUNION Hospital - Nowra NSW			
SCALE 1:100	DRAWN JB	DATE 30.6.98	REV 8
APPD	DATE	CAD FILE	
		SHH - G01	

Reference

SCIENTIFIC SERVICES BRANCH
Dangerous Goods Licensing
ph. (02) 9370 5187 fax (02) 9370 6105



Licensee contact: R Crosthwaite

Licensee ILLAWARRA AREA HEALTH SERVICE
SHOALHAVEN DISTRICT MEMORIAL HOSPITAL
BOX 246 P O
NOWRA 2541

LICENCE FOR THE KEEPING OF DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

Licence Number 35/026129 **Expiry Date** 12/11/97 **No. of Depots** 1

Licensee Contact R Crosthwaite Ph. 044 213 111 Fax. 044 214 967

Premises Licensed to Keep Dangerous Goods

SHOALHAVEN ST
NOWRA 2541

Nature of Site HOSPITALS (EXCEPT PSYCHIATRIC HOSPITALS)

Emergency Contact for this Site R Crosthwaite 044 213 111 24 hrs 7 days

Major Supplier of Dangerous Goods B O C

DETAILS OF DEPOTS

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 2.2 UN 1073 OXYGEN, REFRIGERATED L	3000 L 3000 L

↑
Ray Crosthwaite says
the tank is same size
in same place.

4/11/97

PLEASE RETAIN AS PROOF OF LICENCE

Issued by Chief Inspector of Dangerous Goods on 9 October 1996

Pending
5/1

WorkCover New South Wales, 400 Kent Street, Sydney 2000, Tel: (02) 9370 5000 ALL MAIL TO LOCKED BAG 10, CLARENCE STREET, SYDNEY 2000

Reference

DX 13067, MARKET ST. SYDNEY



APPLICATION FOR RENEWAL OF LICENCE TO KEEP DANGEROUS GOODS

ISSUED UNDER AND SUBJECT TO THE PROVISIONS OF THE DANGEROUS GOODS ACT, 1975 AND REGULATION THEREUNDER

DECLARATION: Please renew licence number 35/026129 to 1998. I confirm that all the licence details shown below are correct (amend if necessary).

R Crosthwaite
(Signature)

R CROSTHWAITE
(Please print name)

23/10/97
(Date signed)

for: ILLAWARRA AREA HEALTH SERVICE

THIS **SIGNED** DECLARATION SHOULD BE RETURNED TO:

WorkCover New South Wales
Dangerous Goods Licensing Section (Level 3)
Locked Bag 10
P O CLARENCE STREET 2000

Enquiries: ph (02) 9370 5187
fax (02) 9370 6105

Details of licence on 17 October 1997

Licence Number 35/026129 Expiry Date 12/11/97

Licensee ILLAWARRA AREA HEALTH SERVICE
SHOALHAVEN DISTRICT MEMORIAL HOSPITAL

Postal Address BOX 246 P O, NOWRA 2541

Licensee Contact R Crosthwaite Ph. 044 213 111 Fax. 044 214 967

Premises Licensed to Keep Dangerous Goods
SHOALHAVEN ST
NOWRA 2541

Nature of Site HOSPITALS (EXCEPT PSYCHIATRIC HOSPITALS) Major Supplier of Dangerous Goods BOC

Emergency Contact for this Site R Crosthwaite ph. 044 213 111

Site staffing 24 hrs 7 days

Details of Depots

Depot No.	Depot Type	Goods Stored in Depot	Qty
1	ABOVE-GROUND TANK	Class 2.2 UN 1073 OXYGEN, REFRIGERATED L	3000 L 3000 L

* The existing 3000 L above ground tank was recently installed 4/9/97 by Air Liquide, the BOC bulk tank having been removed.

I have sent in a DGI Form to Workcover outlining the changes

R Crosthwaite

Form DG10



WORKCOVER AUTHORITY

SCIENTIFIC SERVICES
BRANCH
2 AUG 1993
DANGEROUS
GOODS

LICENCE TO KEEP DANGEROUS GOODS

(Dangerous Goods Act 1975)

Application for new licence, amendment or transfer

Expiry: 12.11.94

1. Name of applicant	ACN	
Illawarra Area Health Service.		
2. Site to be licensed		
No	Street	
	Shoalhaven St	
Suburb/Town		Postcode
Nowra		2541
3. Previous licence number (if known)	35/026129	
4. Nature of site	Public Hospital	
5. Emergency contact on site:		
Phone	Name	
044 213111	R. CROSTHWAITE	
6. Site staffing:	Hours per day	Days per week
	24 Hours	7 days
7. Major supplier of dangerous goods	CIG Gases	
8. If new site or significant modification		
Plan stamped by:	Accredited consultant's name:	Date stamped
9. Number of dangerous goods depots at site	1	
10. Trading name or occupier's name	Shoalhaven District Memorial Hospital	
11. Postal address of applicant	Suburb/Town	Postcode
PO Box 246	Nowra	2541
12. Contact for licence enquiries:		
Phone	Fax	Name
044 213111	044 214967	R Crosthwaite

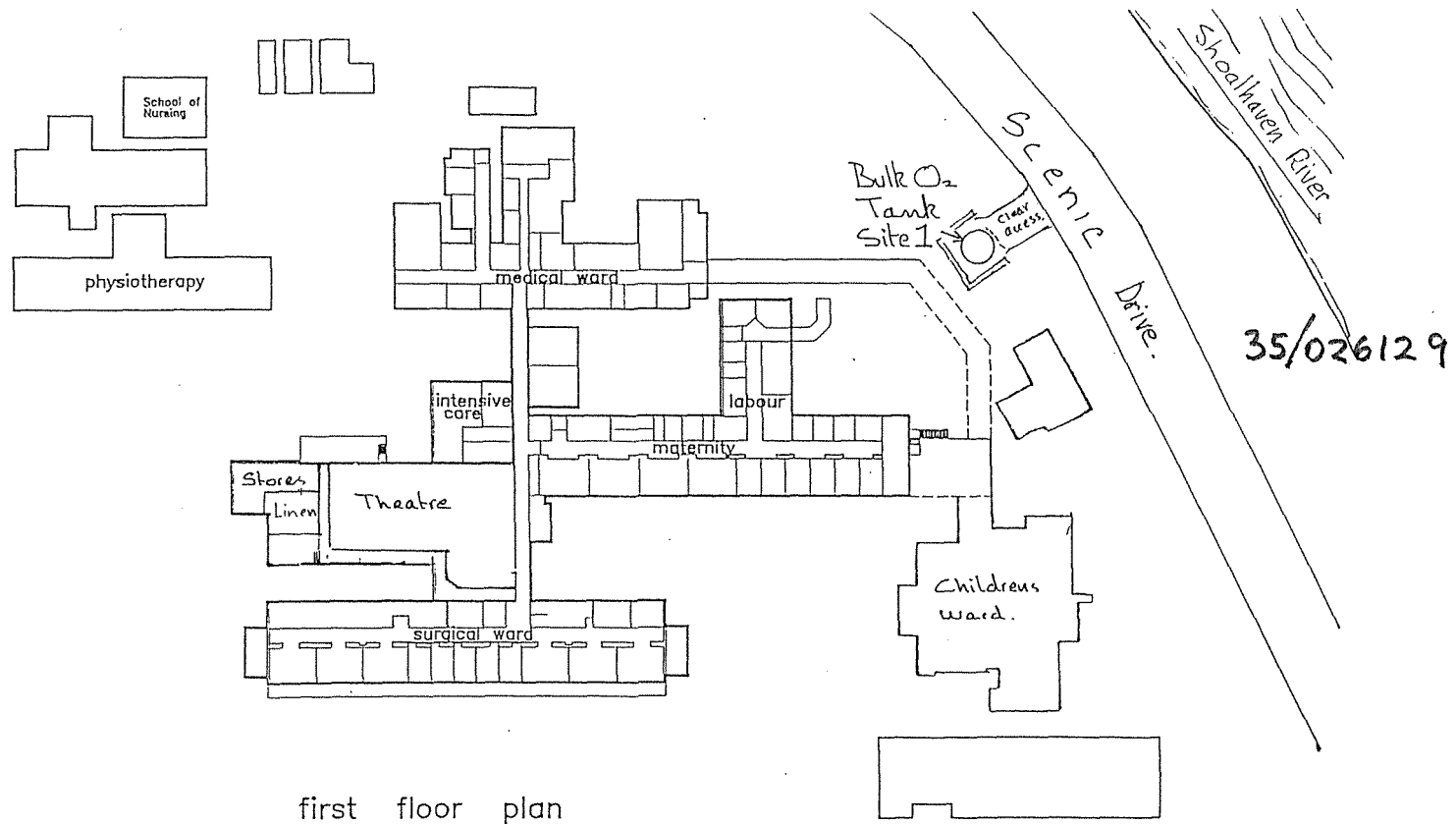
I certify that the details contained in this application (or the accompanying computer disk) are true and correct

13. Signature of applicant

R Crosthwaite

Date

28/5/93
6/8/93

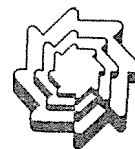


first floor plan

SHOALHAVEN HOSPITAL Shoalhaven Street.

Department of Industrial Relations

DANGEROUS GOODS ACT, 1975

LICENCE No.
35-026129-5.APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)*
FOR THE KEEPING OF DANGEROUS GOODS

87/0244

(* delete whichever is not required)

FEE: \$15.00 per Depot for new licence.
\$15.00 for amendment or transfer.

EXEMPT

Name of Applicant in full (see Item 1 - Explanatory notes - page 4)	✓ Shoalhaven Area Health Service.
Trading name or occupier's name (if any)	✓ Shoalhaven District Memorial Hospital.
Postal Address	✓ PO Box 246 Shoalhaven St. Nowra Postcode 2541
Address of the premises to be licensed. (Including Street No.)	✓ Shoalhaven St Nowra. Postcode
Nature of premises (See Item 2 - Explanatory notes - page 4)	✓ Hospital.
Telephone number of applicant	✓ STD Code 044 X Number 213111

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3 - Explanatory notes - page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	ABV/CRD TANK	3000	VIE OXYGEN BULK	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

File altered
19 JUL 1988

Has site plan been approved by the Dangerous Goods Branch? Yes ☒ No ☒ If yes, no plans required. If no, please attach site plan, or provide sketch plan overleaf.

Have premises previously been licensed? Yes ☒ No ☒ If, yes, state name of previous occupier, and licence No. (if known).

Name of oil company supplying flammable liquid (if applicable).

C.I.C.

Signature of applicant *[Signature]* Date 14/7/88

For external explosives magazine(s), please fill in page 3.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

AREA CHIEF EXECUTIVE

I, *IAN E. PRICE*, being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

Signature of Inspector *[Signature]*

Date 21/6/88

DEPT. OF INDUSTRIAL RELATIONS
STATE OFFICE BLOCK
TURN 84 CROWN ST. WOLLONGONG.
P.O. BOX 515
WOLLONGONG EAST 2520

(I)
1. OTC DANGEROUS GOODS.

PA

DANGEROUS GOODS ACT, 1975

APPLICATION FOR LICENCE (or AMENDMENT or TRANSFER of LICENCE)*
FOR THE KEEPING OF DANGEROUS GOODS

(* delete whichever is not required)

DGI 8711 0001 - 88-

FEE \$15.00 per Depot for new licence.
\$15.00 for amendment or transfer.

Name of Applicant in full (see Item 1—Explanatory notes—page 4)	Shoalhaven Area Health Service		
Trading name or occupier's name (if any)			
Postal Address	PO Box 246 Nowra Postcode 2541		
Address of the premises to be licensed. (Including Street No.)	Shoalhaven Street Nowra Postcode 2541		
Nature of premises (See Item 2—Explanatory notes—page 4)	Hospital		
Telephone number of applicant	STD Code	044	Number 213 111

Particulars of type of depots and maximum quantities of dangerous goods to be kept at any one time.

Depot number	Type of depot (See item 3—Explanatory notes—page 4)	Storage capacity	Dangerous goods	C & C Office use only
			Product being stored	
1	Above ground Tank	3000	Liquid Oxygen	1 0400
2				
3				
4				
5				\$15.00
6				
7				
8				
9	No record of this ever being licensed			
10	on file			
11	10/30/87			
12				

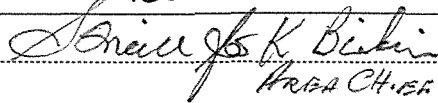
Has site plan been approved by the Dangerous Goods Branch? ☒ Yes ☐ No
If yes, no plans required.
If no, please attach site plan, or provide sketch plan overleaf.

Have premises previously been licensed? ☒ Yes ☐ No
If, yes, state name of previous occupier, and licence No. (if known).
Shoalhaven District Hospital.

Name of oil company supplying flammable liquid (if applicable).

CIG

Signature of applicant



Date

3-11-87

Area Chief Executive

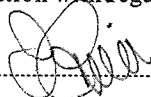
For external explosives magazine(s), please fill in page 3.

FOR OFFICE USE ONLY

CERTIFICATE OF INSPECTION

I, Ian E. Price, being an Inspector under the Dangerous Goods Act, 1975, do hereby certify that the premises described above do comply with the requirements of the Dangerous Goods Act, 1975, and the Dangerous Goods Regulation with regard to their situation and construction for the keeping of dangerous goods of the nature and in the quantity specified.

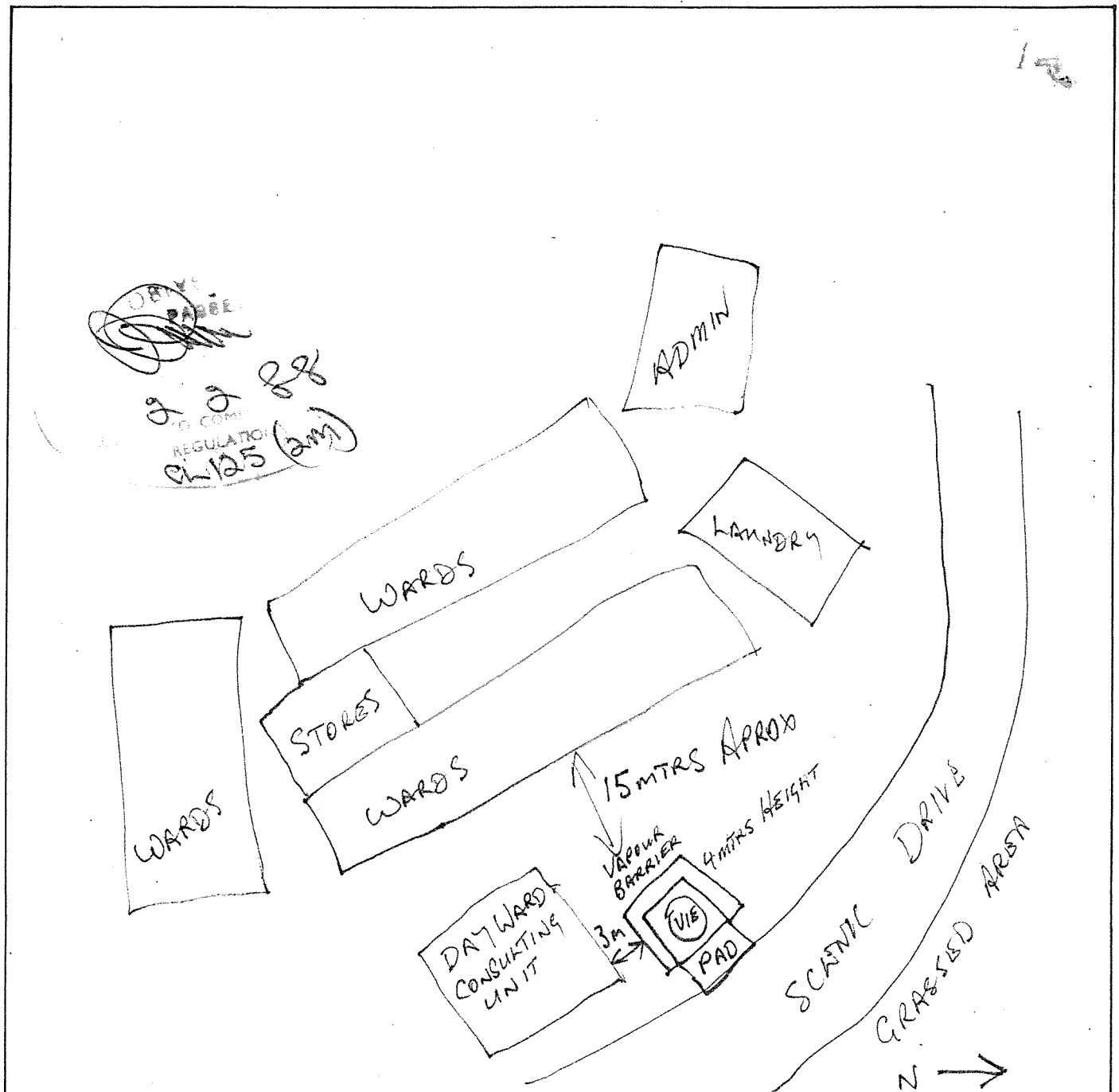
Signature of Inspector



Date

29/1/88

SKETCH PLAN OF SITE



Show positions of Depot(s) with:—

- (1) distances from public places and protected works;
- (2) street names;
- (3) nature and details of adjacent properties.